



O'MALLEY

O'MALLEY

37 Ledi Avenue  
Alloa, FK10 2RZ

omalleyproperty.com  
01259212337



## Description

**\*\*CLOSING DATE ON WEDNESDAY 27TH MARCH AT 1PM \*\***

Nestled within the serene neighborhood of Ledi Avenue, Tullibody, this elegantly presented two-bedroom ground-floor flat offers an exceptional living experience for those in search of comfort, style, and convenience. As you step into the spacious and welcoming entrance hall, you're greeted by a warm atmosphere that carries throughout the home.

The heart of this exquisite flat is undoubtedly its bright and airy living room, boasting large windows that flood the space with natural light, enhancing the soft, neutral decor and creating an inviting environment perfect for relaxation and entertainment. Adjacent to the living area, the modern kitchen is a culinary delight, featuring sleek, high-quality appliances and ample storage space.

The flat comprises two generously sized bedrooms, each designed with comfort and tranquility in mind. The master bedroom, with its elegant decor and ample natural light, offers a peaceful retreat, while the second bedroom provides flexibility, ideal for use as a guest room, study, or home office. Both rooms benefit from well-appointed, built-in storage solutions, ensuring a clutter-free living space.

A contemporary bathroom, complete with high-end fixtures and fittings, serves the flat, offering a luxurious space for relaxation and rejuvenation. The design emphasizes both functionality and style, featuring a free standing bath, a walk-in shower, modern vanity unit, and tasteful tiling.

Further enhancing the appeal of this remarkable property are its additional features, including a private, landscaped garden to the rear, providing a serene outdoor oasis for relaxation and alfresco dining. The flat also benefits from a detached garage.

---

**“Spacious Property”**

## Location

Located in the peaceful and desirable area of Ledi Avenue, the flat is perfectly positioned to enjoy the best of Tullibody's amenities, including local shops, schools, and parks, while also offering easy access to transport links for those commuting to nearby cities.

This ground-floor flat represents a perfect blend of modern living, comfort, and style, making it an ideal choice for professionals, small families, or those looking to downsize without compromising on quality or location.

## Living Room

15'6" x 11'10"

## Kitchen

10'0" x 6'11"

## Bedroom 1

9'9" x 9'5"

## Bedroom 2

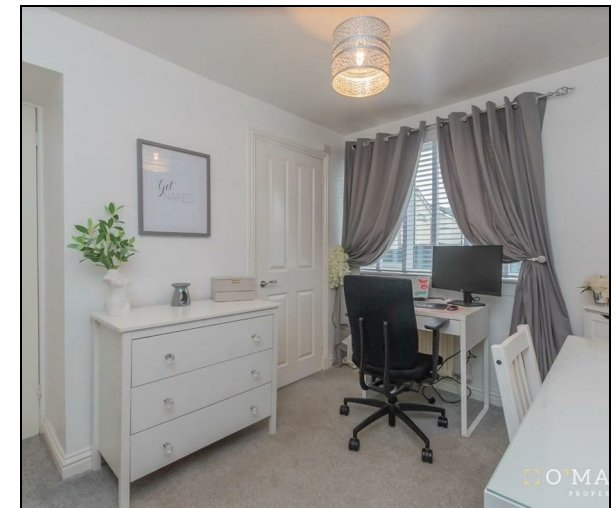
10'1" x 7'7"

## Bathroom

6'11" x 5'5"

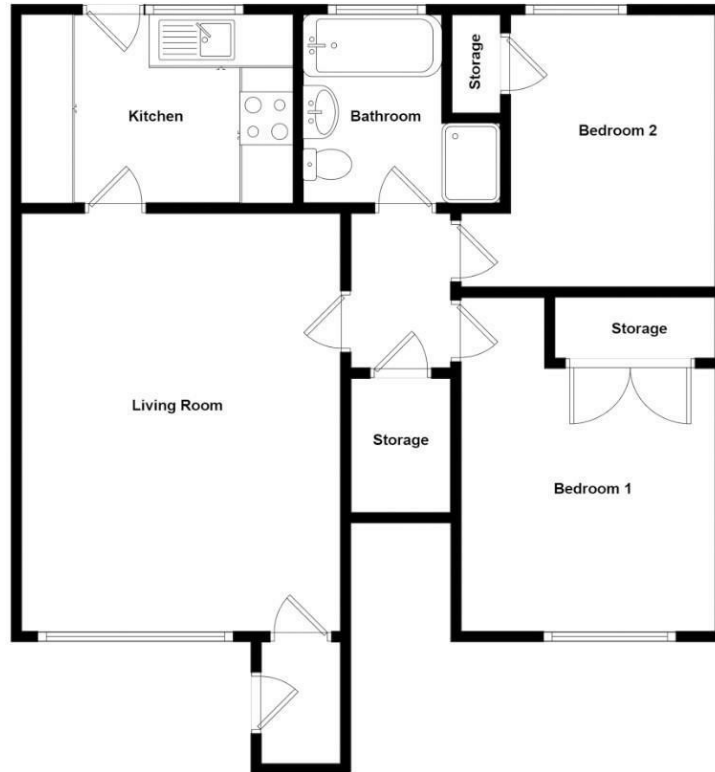
## Home Report

The home report is available upon request.



**Offers Over £94,995**

**Viewing 9am - 9pm 7 days a week**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Property Misdescriptions Act 1991.  
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.