



 O'MALLEY

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**19 Robertson Street**  
Alva, FK12 5JS

**omalleyproperty.com**  
**01259212337**



## Description

**\*\*CLOSING DATE WEDNESDAY 13TH DECEMBER AT 12 NOON \*\*** Presenting a charming two-bedroom, semi-detached cottage that seamlessly blends historic charm with modern comfort. Nestled on a tranquil street, this inviting residence offers a perfect haven for those seeking a peaceful retreat.

Step through the front door, and you'll find a cozy living room that exudes a sense of relaxation which offers ample space for free standing furniture. The kitchen, situated just off the living area, is a delightful space where modern functionality meets classic design. With ample counter space, updated appliances, and charming cabinetry, it's a culinary haven for both aspiring and seasoned chefs. In addition, there is ample space for a family dining table and chairs.

The bedrooms are adorned with tasteful decor, creating a harmonious blend of comfort and style. The cottage's thoughtful layout ensures a sense of privacy for each resident.

The property extends its charm to the outdoors, with a private garden area at the rear. This space is ideal for enjoying al fresco dining or simply unwinding in the fresh air and enjoying the view of the Ochil Hills. The semi-detached aspect provides a balance of community connection and personal space.



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**“Spacious Property”**

## Location

Located on Robertson Street, this cottage benefits from its proximity to local amenities, schools, and parks. Alva's rich history and community spirit make it a sought-after location, offering a tranquil lifestyle while being well-connected to nearby towns and cities.

## Living Room

12'3" x 11'8"

## Kitchen

14'9" x 12'11"

## Bedroom 1

17'10" x 10'9"

## Bedroom 2

14'9" x 10'9"

## Bathroom

7'8" x 4'11"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All carpets, floor coverings, blinds, lighting fittings and integrated appliances are included with the sale

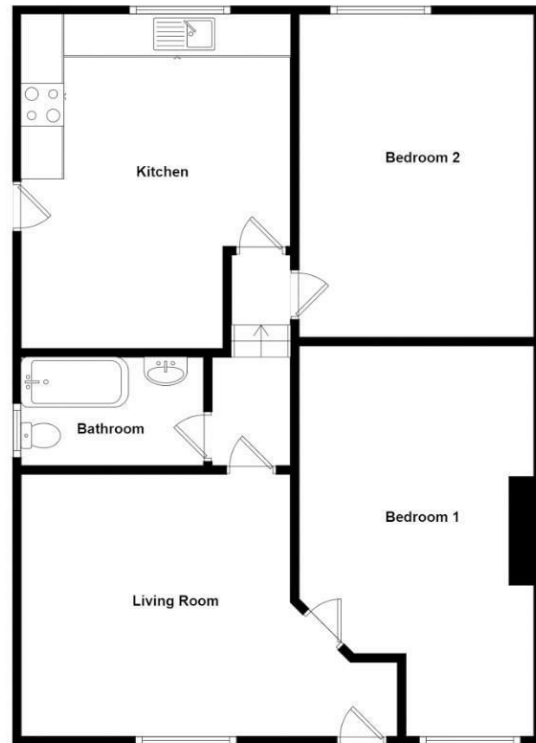
## Closing Date

All offers at closing date to be sent to [emma.lawson@omalleyproperty.com](mailto:emma.lawson@omalleyproperty.com)



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