



 **O'MALLEY**

2 Blairdenon Drive
Sauchie, FK10 3JL

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Description

****CLOSING DATE - FRIDAY 15TH JULY 2022 AT 12PM**** O'Malley Property are delighted to present to the market this immaculate three bedroom, detached bungalow located in the sought after Blairdenon Drive, Sauchie.

This property is presented to the market in true walk-in condition and would be suitable for a range of different buyers.

Upon entering the property, you are welcomed with an entrance vestibule with hallway access throughout the accommodation. The bright and inviting open plan living room/kitchen is tastefully decorated throughout and offers an abundance of space for free standing furniture. The living room also offers patio door access to the rear garden. The kitchen is fitted with a range of modern wall and base mounted units with complementary worktops as well as the following integrated appliances: Neff induction hob, Neff single oven, Neff combi microwave/oven, separate washing machine and tumble dryer and a wine fridge.

The three, well-proportioned bedrooms benefit from built-in storage with bedroom one further benefiting from a shower en-suite. Completing the property is the main bathroom which comprises; W.C, wash hand basin, bath with shower attachment and separate shower cubicle. Warmth is provided by gas central heating and double glazing is installed throughout.



Externally, the front of the property has a driveway allowing space for off street parking as well as access to the garage. The fully landscaped rear garden offers a decked patio area, with ample space for garden furniture. There is a small section that is laid to lawn, the remainder is stone chipped and slabbed throughout with ease of maintenance in mind. There is a hot tub as well as two spacious garden sheds for additional storage, with the largest shed being insulated and powered, allowing the opportunity to be used as a bar/gym or office space.

“Spacious Property”

Location

Blairdenon Drive is ideally located with various amenities nearby including; leisure and community activities, retail, schooling and various other public services. The property also benefits from its nearby proximity to major road and rail networks providing links to Alloa, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

Living Room

17'8" x 15'2"

Kitchen/Dining

17'8" x 15'11"

Bedroom 1

23'3" x 11'9"

Ensuite

8'5" x 3'10"

Bedroom 2

13'5" x 10'2"

Bedroom 3

10'0" x 8'10"

Bathroom

8'5" x 7'1"

Home Report

The home report is available to be downloaded from onesurvey.org
The condition of the property and any material matter is disclosed in the home report.

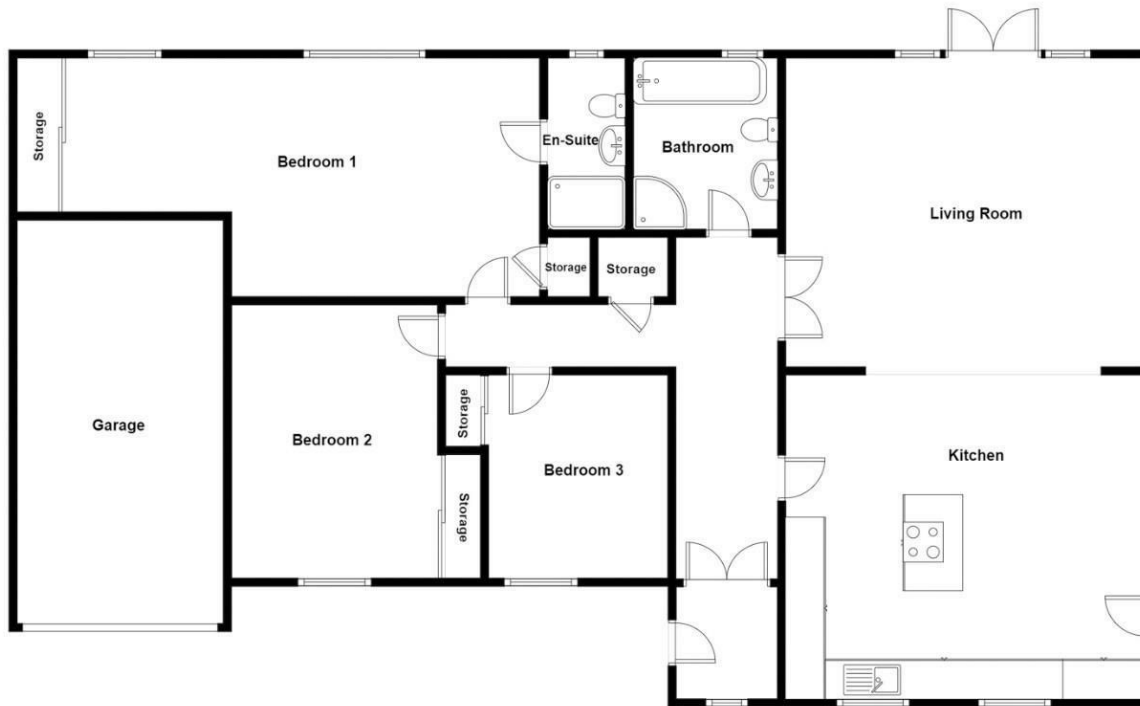
Fixtures & Fittings

All carpets, light fittings, curtain poles, blinds, floor coverings, integrated appliances and hot tub are included with the sale.



Offers Over £249,995

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.



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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.