



O'MALLEY

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87 The Cleaves  
Alloa, FK10 2XD

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## Description

Nestled in the serene neighbourhood of the Cleaves, Tullibody, this charming three-bedroom detached house offers a perfect blend of comfort and convenience, making it an ideal family home. Occupying a generous corner plot, this property provides ample outdoor space for gardening and leisure activities, ensuring privacy and tranquillity.

Upon entering, visitors are welcomed into a spacious and inviting living room, flooded with natural light, creating a warm and cosy atmosphere. The living area seamlessly flows into a well-appointed dining room, perfect for family meals and entertaining guests. Adjacent to the dining room, the kitchen is thoughtfully designed with modern appliances and ample counter space, catering to all your culinary needs. A separate utility space adds to the functionality of this home, offering additional room for household management.

The house boasts three well-proportioned bedrooms, each offering a peaceful retreat with plenty of space for personalisation. Completing the family home is the bathroom which comprises; a W.C, wash hand basin and bath with overhead shower.

The garage, coupled with a driveway, ensures ample parking for both residents and visitors.



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**“Spacious Property”**

## Location

Located in the Cleaves, this property enjoys the best of both worlds - a peaceful, community-focused setting with easy access to local amenities, schools, and transport links. Whether you're looking for a family home or a peaceful haven, this detached house in Tullibody is sure to impress.

## Living Room

17'9" x 13'9"

## Kitchen

11'5" x 8'8"

## Dining Room

11'5" x 8'7"

## Utility

8'6" x 8'2"

## Bedroom 1

12'9" x 9'8"

## Bedroom 2

10'8" x 9'8"

## Bedroom 3

9'7" x 7'8"

## Bathroom

6'8" x 5'4"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

The property is being sold as seen.

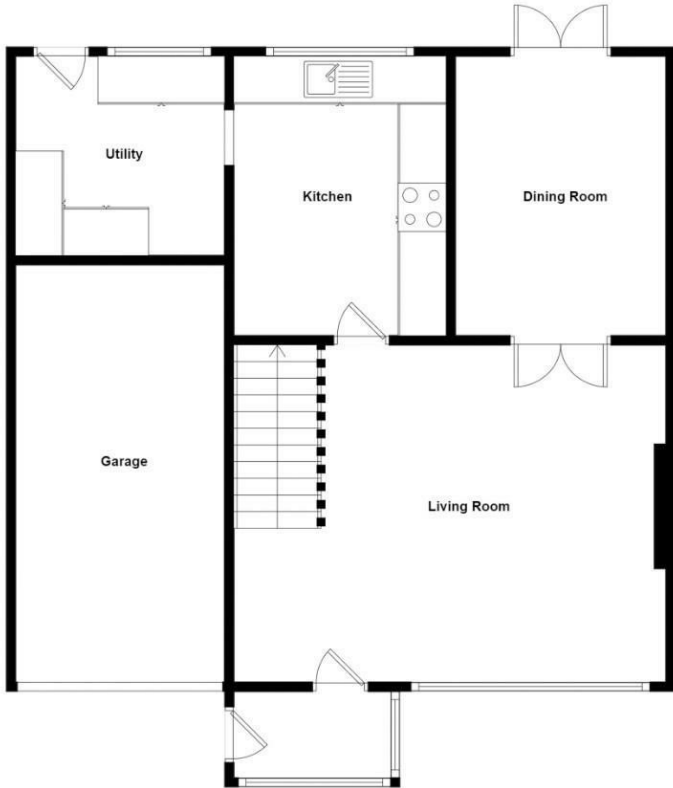


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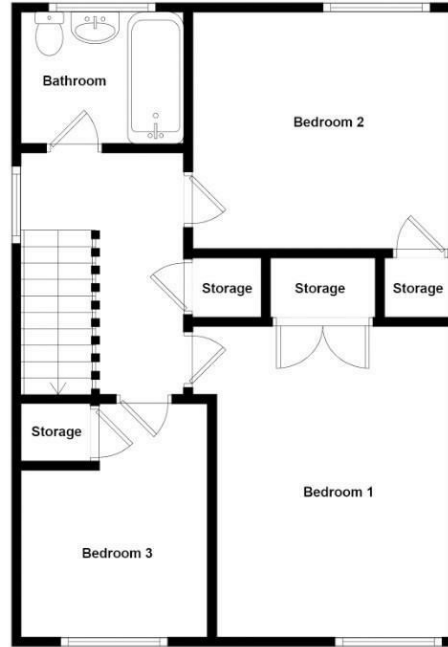
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Ground Floor



1st Floor



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.

