



O'MALLEY
PROPERTY

O'MALLEY

23 The Braes
Alloa, FK10 2TZ

omalleyproperty.com
01259212337



Description

****FIXED PRICE £5,000 UNDER HOME REPORT VALUE****

O'Malley Property are proud to present to the market this spacious, three bedroom semi detached home located on The Braes, Tullibody.

This property features modern fixtures and fittings throughout and is suitable for a range of different buyers.

Upon entering, you are welcomed with an entrance hallway with stairs leading to the upper level. The lounge features both front and rear facing windows, allowing an abundance of natural light to enter. The lounge also showcases a log burner and offers ample space for free standing furniture. The ground floor is completed by a contemporary kitchen, fitted with a range of wall and base units, complementary worktops, and space for freestanding appliances and a dining table.

On the upper level, the property introduces three well proportioned bedrooms, offering versatile options including a home office, nursery or dressing room. The modern shower room comprises of a W.C, wash hand basin and walk in shower.

Externally, there is on-street parking to the front. Set back from the road, the property enjoys a generous plot with a spacious garden, mainly laid to lawn, offering excellent potential for further landscaping.

****Images used to show potential are for illustrative purposes only****

“Spacious Property”

Location

The Braes is located in the popular town of Tullibody and benefits from a wide range of amenities including; retail, supermarkets, primary and secondary schooling, restaurants and bars, community and leisure activities and more. In addition, there are major road and rail networks nearby providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout Central Scotland.

Lounge

18'4" x 10'8"

Kitchen

18'2" x 12'2"

Master bedroom

14'1" x 9'10"

Bedroom 2

14'4" x 8'1"

Bedroom 3

12'4" x 6'0"

Bathroom

5'6" x 8'8"

Home Report

The home report is available upon request. Contact our team today.

Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

Misdescription Act

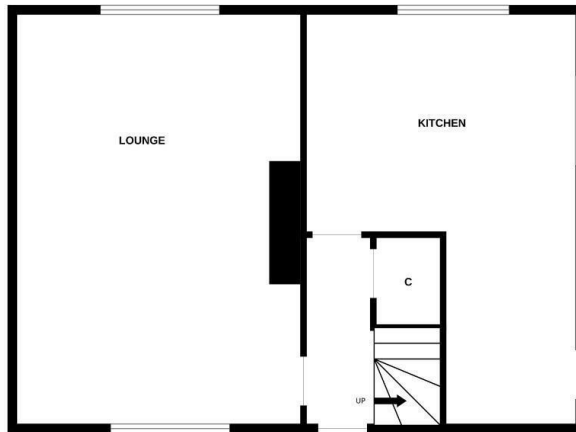
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



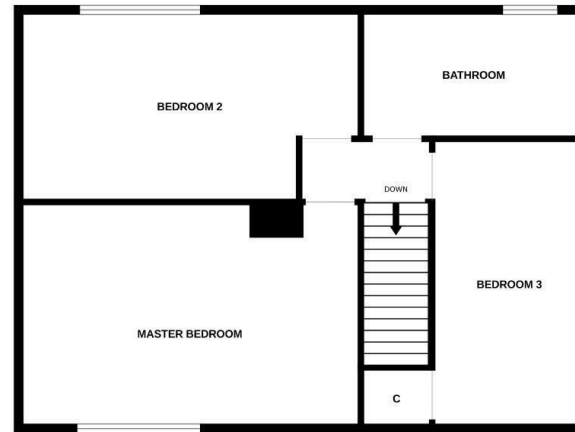
Fixed Asking Price £140,000

Viewing 9am - 9pm 7 days a week

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.
Made with Metropix ©2025



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.