

O'MALLEY

3 Parkgate
Alva, FK12 5BS

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Description

O'Malley Property are delighted to present to the market this well presented, three bedroom terraced home located on Parkgate, Alva.

Arranged over two levels, the property offers practical accommodation with a well-planned layout, suited to a variety of buyers.

The welcoming lounge/dining room offers a comfortable setting for both everyday living and entertaining. A feature fire with a marble-effect surround forms the focal point, while the archway through to the dining area creates a natural flow between the two spaces.

Situated to the rear, the kitchen provides a dedicated space for cooking and meal preparation. Wall and base units offer a good range of storage, complemented by generous worktop space, a tiled splashback and a stainless steel sink beneath the window. An oven, hob and extractor are fitted, with space for additional appliances, and a door leads out to the rear garden.

On the upper level, three bedrooms offer flexible accommodation for families, couples or those needing space to work from home. Fitted wardrobes provide useful additional storage throughout. The shower room is fitted with a contemporary white suite, comprising a wash hand basin with vanity storage, WC and a spacious walk-in shower enclosure. A heated towel rail completes the room. Access to a fully boarded loft provides further storage potential.

The property benefits from double glazing throughout and a boiler installed three years ago. Both the boiler and the fire were serviced very recently.

Outside, the beautifully maintained private rear garden offers a peaceful retreat, with a lawn, a paved seating area and a useful garden shed. Panoramic views of the Ochil Hills provide a wonderful backdrop throughout the year. On-street parking is available to the front of the property.

"Spacious Property"

Location
Parkgate is situated within a modern and highly regarded residential development in Alva, offering an excellent location for families and professionals alike. The area benefits from close proximity to a range of local amenities including supermarkets, schools, healthcare facilities and leisure amenities. Alloa is just a short distance away, providing a wider selection of shops, cafés and restaurants. For commuters, the property enjoys convenient access to major road networks and Alloa Railway Station, with regular services to Stirling and Glasgow. The development also benefits from nearby parks, walking routes and open green spaces, making Parkgate a desirable and well connected place to call home.

Lounge
12'1" x 22'2"

Kitchen
9'9" x 8'7"

Master Bedroom
11'6" x10'3"

Bedroom 2
11'6"x 11'7"

Bedroom 3
11'1" x 10'6"

Bathroom
6'11" x 5'5"

Home Report
Home Report available on request.

Fixtures & Fittings
All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

Misdescriptions Act
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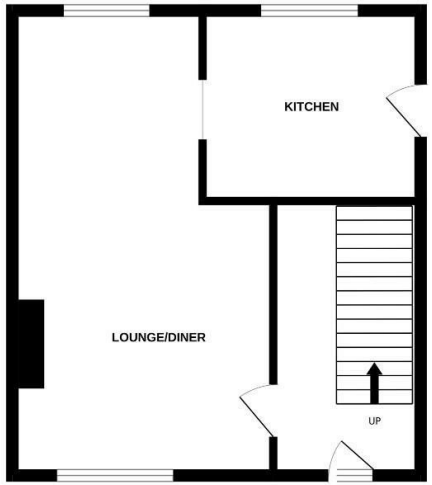




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1ST FLOOR



3 PARKGATE ALVA

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