



 O'MALLEY
PROPERTY

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45 Smithfield Loan
Alloa, FK10 1NH

omalleyproperty.com
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Description

O'Malley Property are delighted to bring to the market this modern and versatile one bedroom Flat family situated within Smithfield Loan Alloa

The property is likely to appeal to a range of buyers, including first-time buyers, those looking to downsize, or those looking to buy to rent.

A bright and welcoming hallway sets the tone as you enter the property, providing access to all rooms. The spacious living room offers a comfortable setting, enhanced by a large window that allows natural light to flood the space.

The functional kitchen is fitted with a range of wall and base units, complemented by contemporary worktops. A built-in fridge-freezer, matching washing machine, and hob are included in the sale. It also provides excellent storage and ample workspace, making it a practical area for everyday cooking.

The bedroom enjoys generous natural light and offers a comfortable layout suitable for relaxation. The bathroom features a washbasin, WC, and a shower over the bath, creating a convenient and versatile space.

Externally, the property benefits from access to a communal garden, which is an ideal spot for enjoying the outdoors. The home also offers on-street parking, providing convenient options for residents and visitors.

“Spacious Property”

Location

Smithfield Loan is a popular residential area within Alloa, offering a peaceful setting with excellent access to local amenities and surrounding towns. The village enjoys a strong sense of community and is well placed for nearby schooling, local shops and everyday conveniences. Residents benefit from a wider selection of supermarkets, cafés, restaurants and leisure facilities. Excellent road and rail links provide easy commuting to Stirling, Glasgow and Edinburgh, while the nearby Ochil Hills and surrounding countryside offer an abundance of walking, cycling and outdoor recreational opportunities, making Alloa ideal location for families and professionals alike.

Lounge

12'5" x 12'8"

Kitchen

5'11" x 12'9"

Bedroom

16'8" x 7'8"

Bathroom

5'11" x 11'7"

Misdescriptions 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.

Home Report

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

Fixtures And Fittings

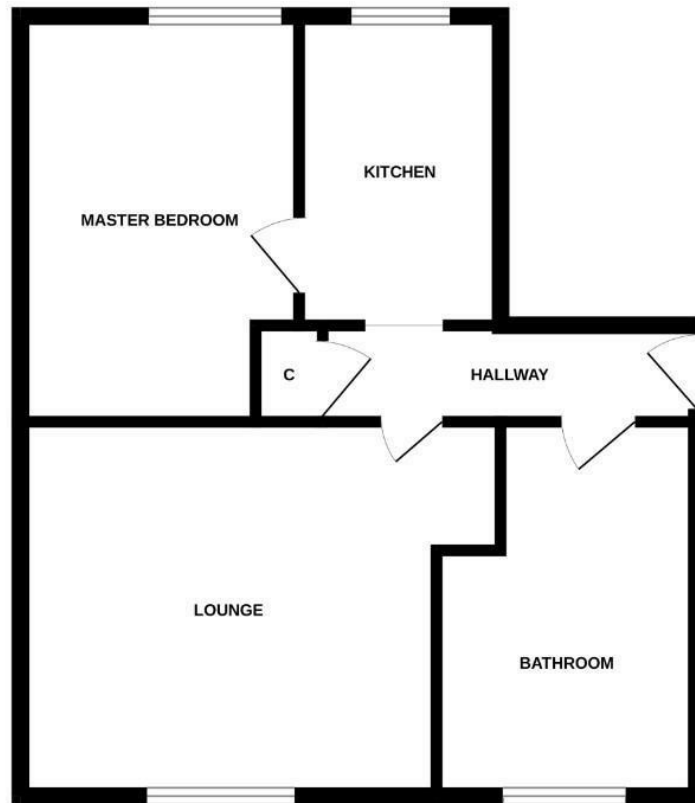
All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.



Offers Over £69,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



45 SMITHFIELD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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