



Deans Properties

Deans Solicitors and Estate Agents LLP



**8 ELISTOUN DRIVE
TILlicouLTRY, FK13 6NT**



DETACHED BUNGALOW

- Living Room/Dining Room
- Kitchen
- Four Double Bedrooms (one en-suite)
- Bathroom
- Utility Room
- Front and Rear Gardens
- Driveway
- Garage
- Double Glazing & GCH
- EPC Rating - C



With fantastic views of Ochil Hills, this spacious four-bedroom bungalow is situated in a quiet cul de sac in Tillicoultry, Clackmannashire. The property lies in a charming neighbourhood, which is conveniently located for an easy commute throughout the central belt of Scotland and major cities, with an abundance of excellent amenities close by including supermarkets, leisure facilities and schools. The family accommodation comprises; entrance vestibule, hall with storage cupboard, bright and airy dual aspect living room/dining room, kitchen, utility room, large principal bedroom with en-suite and fitted wardrobe and three further good-sized double bedrooms and family bathroom. Further features include solar panels, garage, large driveway, gas central heating, double glazing and generously sized front and rear gardens with large garden shed. Items included in the sale are fitted floor coverings, blinds, hood and light shades. The cooker can be sold by separate negotiation. The appliances included are sold as seen with no warranty provided.





Elistoun Drive,
Tillicoultry,
Clackmannanshire, FK13 6NT



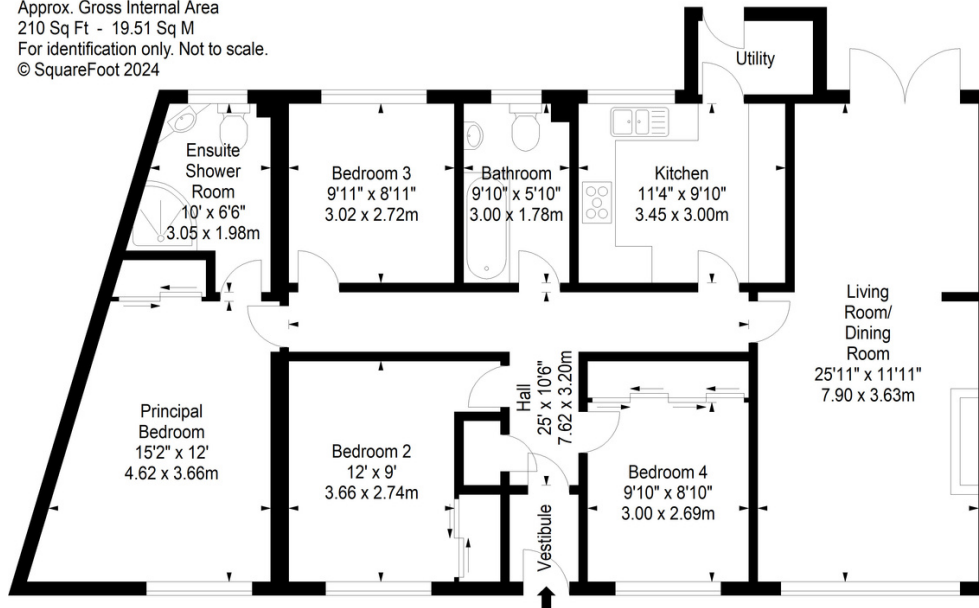
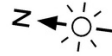
Approx. Gross Internal Area
1273 Sq Ft - 118.26 Sq M

Garage

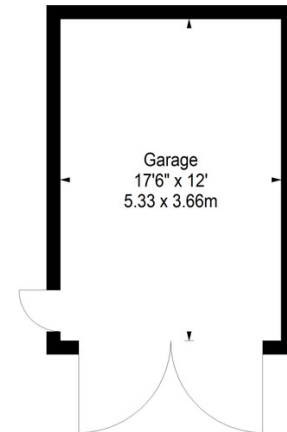
Approx. Gross Internal Area
210 Sq Ft - 19.51 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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