



O'MALLEY  
FOR SALE

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19 Park Street  
Tillicoultry, FK13 6AG

omalleyproperty.com  
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## Description

Embrace this 3-bedroom semi-detached gem on Park Street, Tillicoultry. Enjoy captivating Ochil Hills views and the convenience of off-street parking at this sought-after location, offering a perfect blend of comfort and scenic beauty.

Upon entering, you'll be greeted by the spacious lounge flooded with natural light from front-facing windows. This versatile room offers ample space for your choice of freestanding furniture. Adjacent to the lounge, the kitchen awaits your personal touch. With room for customisation, it's perfect for creating your dream kitchen/diner, allowing you to design a space that suits your unique style and needs. To the rear, a charming porch adds extra space for relaxation and entertaining.

The first floor boasts three inviting bedrooms. Bedrooms one and two feature generous built-in storage, with bedroom one offering an en suite. These versatile spaces cater to growing families or individuals, promising comfort and convenience. Completing this charming property is a well-appointed bathroom, offering both a bath and a practical overhead shower.



Externally, a monoblocked shared drive welcomes you, while the low-maintenance garden, predominantly stone-chipped, ensures easy upkeep. This space can accommodate off-street parking for two cars.

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**“Spacious Property”**

## Location

Park Street in Tillicoultry offers a delightful blend of local amenities, excellent schools and efficient transport connections to nearby towns and cities. Furthermore stunning Ochil Hills views just outside your door.

## Living Room

19'2" x 11'4"

## Kitchen

19'2" x 9'4"

## Conservatory

18'1" x 9'8"

## W.C

5'3" x 2'11"

## Bedroom 1

11'11" x 10'7"

## En-Suite

10'6" x 2'11"

## Bedroom 2

11'11" x 8'9"

## Bedroom 3

10'6" x 8'5"

## Bathroom

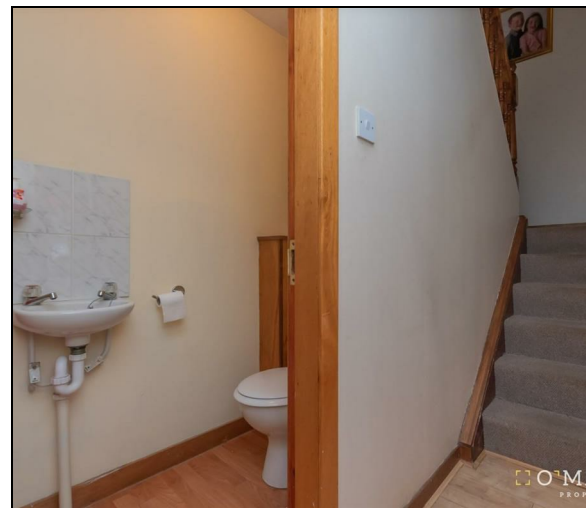
10'6" x 6'5"

## Home Report

Home Report is available upon request

## Fixtures & Fittings

All carpets, floor coverings, light fittings and integrated appliances are included with the sale.



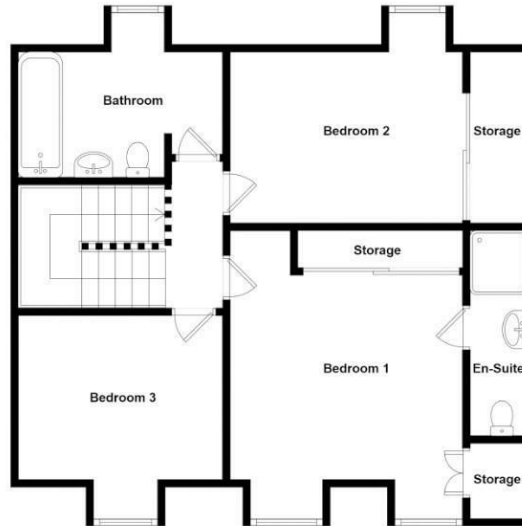
**Fixed Asking Price £169,995**

**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.



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