



O'MALLEY

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1 Burnhill Place,  
Tillicoultry, FK13 6JW

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## Description

Welcome to Burnhill Cottage, Coalsnaughton where this semi-detached bungalow is a true haven waiting to be called home. Presented by O'Malley Property, this rare gem offers a blend of comfort and potential, appealing to a variety of buyers.

Upon entering, you are greeted by an inviting hallway that seamlessly connects to all areas of this charming bungalow. The spacious living room boasts a feature fireplace with a cosy electric fire, perfect for relaxing or entertaining guests with your personal touch of décor.

The well-appointed kitchen is equipped with ample wall and floor cabinets, overlooking the enclosed rear garden where you can enjoy peaceful moments.

Both double bedrooms are elegantly designed in neutral tones, allowing your imagination to run wild with possibilities to make them your own.

Step outside from bedroom 1 onto the decked patio area, offering a tranquil spot to unwind amidst nature. The modern shower room, with its walk-in shower, wash hand basin, WC, and a stylish ladder radiator ensuring warmth and comfort.

Externally, the property features a private garden, predominantly laid to lawn. There is the added bonus of planning permission and available plans for a garden room, allowing you to further enhance this already delightful abode. There are 2 security cameras affixed to the outside of the property also,

Don't miss this opportunity to own a piece of tranquillity at Burnhill Cottage - a place where comfort, style, and potential converge to create the perfect setting for your new beginning.



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**“Spacious Property”**

## Location

Burnhill Place, situated in the popular village of Coalsnaughton has various amenities nearby such as retail, restaurants, supermarkets, schooling, community and leisure activities and various other public services. There are major road and rail networks close by giving good links to Stirling, Falkirk, Glasgow, Edinburgh and throughout the rest of central Scotland.

## Living Room

18'4" x 10'5"

## Kitchen

13'0" x 6'11"

## Bedroom 1

10'1" x 9'2"

## Bedroom 2

9'2" x 7'8"

## Bathroom

8'7" x 5'1"

## Fixtures and Fittings

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

## Home Report

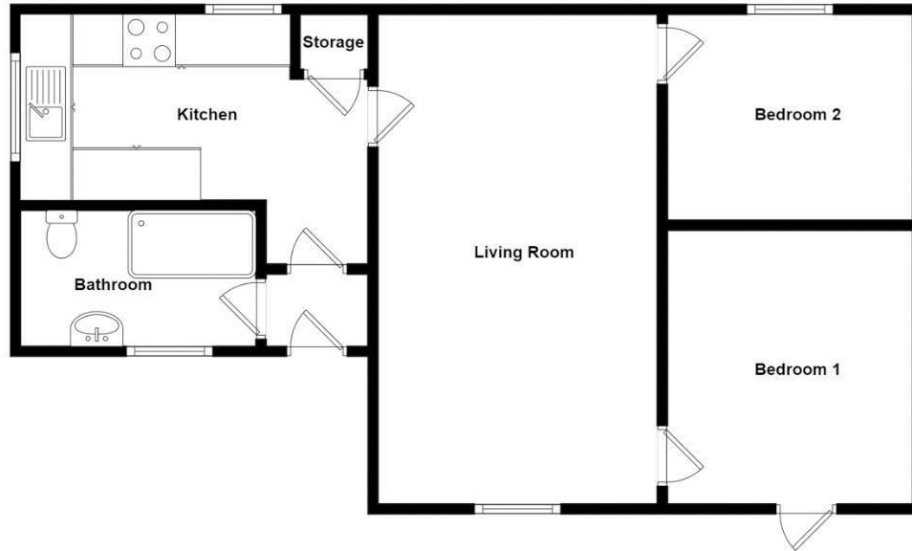
The home report is available upon request.



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