



 **O'MALLEY**

**1 Burnhill Place,
Tillicoultry, FK13 6JW**

**omalleyproperty.com
01259212337**



Description

O'Malley Property are pleased to introduce to the market Burnhill Cottage, Coalsnaughton – a cosy semi-detached bungalow that exudes comfort, style, and boundless potential. Perfectly suited to a variety of buyers, this rare find could soon be your ideal home.

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 thoughtfully designed kitchen offers ample storage with a range of wall and floor cabinets, all overlooking the enclosed rear garden – an ideal spot for serene moments or family activities.

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,

“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.

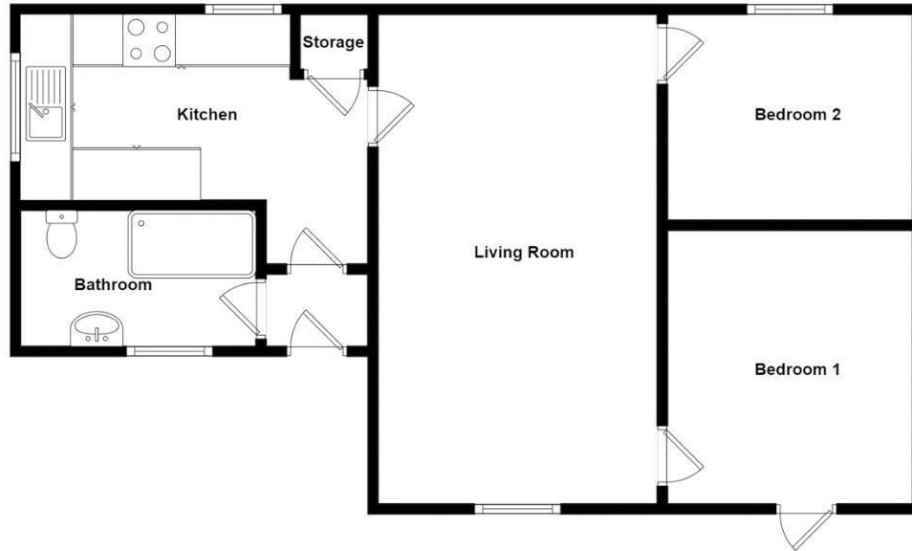
Home Report

The home report is available upon request.



Offers Over £144,995

Viewing 9am - 9pm 7 days a week



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.



Property Misdescriptions Act 1991.
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.