



 **O'MALLEY**

**4 Dollar Road**  
Tillicoultry, FK13 6PA

**omalleyproperty.com**  
**01259212337**





## Description

**\*\*CLOSING DATE FRIDAY 6TH JUNE AT 12 NOON \*\***

O'Malley Property are proud to present to the market this charming, detached cottage located in the popular Hillfoots town of Tillicoultry.

The ground floor boasts a bright and welcoming living room, positioned centrally within the home and decorated to a high standard throughout. The lounge features a lovely log-burning stove - perfect for cosy evenings in. With ample floor space, this room comfortably serves as both a lounge and dining area, making it an ideal setting for family living and entertaining. Dual aspect windows allow natural light to flood in, enhancing the warm and inviting atmosphere.

The kitchen, located just off the lounge/diner, is well-appointed with generous worktop and storage space, and includes direct access to the rear. A well-sized double bedroom is situated on the ground floor which offers ample space for free standing furniture. Completing the ground floor is the family bathroom which is complete with a free standing roll-top bath, WC and wash hand basin.

Upstairs, the property benefits from two attic rooms which have been converted for use as additional living or sleeping areas. These flexible spaces are ideal for guest accommodation, home offices, or hobby rooms, offering excellent versatility to suit a range of needs.

Externally, to the side of the property there is space for off street parking available. To the rear, the property enjoys fantastic views of the Ochil Hills. The private garden space is laid to lawn throughout as well as having a slabbed patio section.

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**“Spacious Property”**

## Location

The home enjoys a quiet position on Dollar Road with excellent access to local amenities, schools, and transport links. The village of Tillicoultry continues to be a popular choice for homebuyers, appreciated for its strong community feel and proximity to the stunning Ochil Hills.

## Lounge

17'4" x 13'4"

## Kitchen

13'8" x 7'3"

## Master bedroom

11'11" x 11'4"

## Room 2

11'7" x 7'9"

## Room 3

11'10" x 7'9"

## Bathroom

8'6" x 5'4"

## Home Report

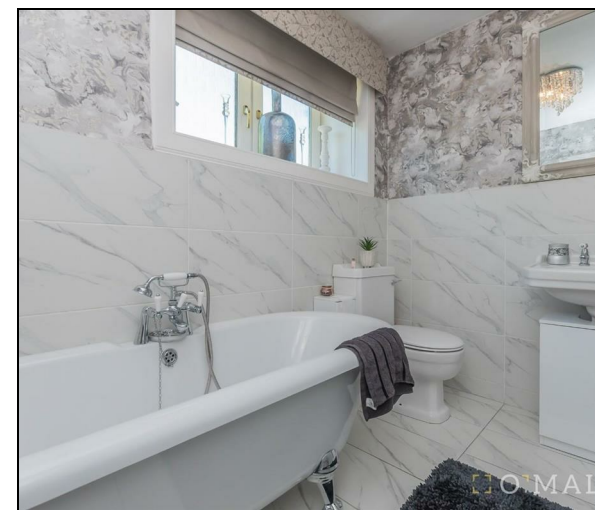
The home report is available upon request.

## Fixtures & Fittings

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

## Viewing Arrangements

Viewings are strictly by appointment only. Please contact our office to organise.



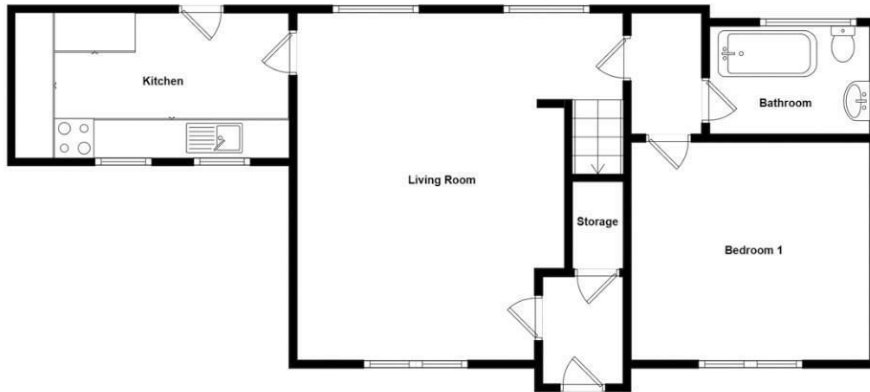
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**Offers Over £149,995**

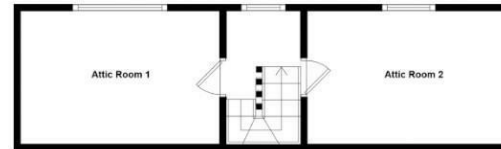
**Viewing 9am - 9pm 7 days a week**



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.

