



 O'MALLEY

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58 Ochil Street
Tillicoultry, FK13 6EJ

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Description

O'Malley Property is proud to present this beautifully renovated two-bedroom semi-detached cottage, ideally located on Ochil Street in the heart of Tillicoultry. Finished to a high standard throughout, this charming home blends modern convenience with traditional character.

Built circa early 1900s, the cottage forms part of a historic row on Ochil Street, one of the town's original thoroughfares. Once central to Tillicoultry's thriving mill industry, the street carries a rich local heritage and is surrounded by period properties that reflect the town's Victorian and Edwardian growth.

The property has recently undergone a full renovation, including a complete rewire, replumbing, and full insulation to all external walls. Brand new 100amp electrics have been installed, while the garden store has been upgraded with both power and plumbing. Underfloor heating has been added in the kitchen, rear hallway, and bathroom.

Upon entering, you're welcomed into a bright vestibule that leads into a generously sized lounge. Large windows flood the space with natural light, creating a warm and inviting setting perfect for unwinding or entertaining. To the rear of the home, the kitchen has been thoughtfully designed with sleek contemporary finishes, high-quality appliances, and plenty of storage space. The ground floor also features a stylish bathroom complete with a W.C., wash hand basin, and a bath with an overhead shower.

Upstairs, two spacious bedrooms offer versatility for family living, guest accommodation or home working. The loft is fully insulated and partially floored, offering additional usable storage space.

Externally, the property enjoys both front and rear gardens, with a garden shed, garden store, and a useful outbuilding currently used as a utility room. On street parking is available at the front of the property.

"Spacious Property"

Lounge

13'3" x 16'0" at widest

Kitchen

12'5" x 11'8"

Bathroom

7'3" x 7'6"

Master Bedroom

16'4" x 10'11" (into bay)

Bedroom 2

12'2" x 12'2"

Fixtures & fittings

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

Home report

The home report is available upon request.

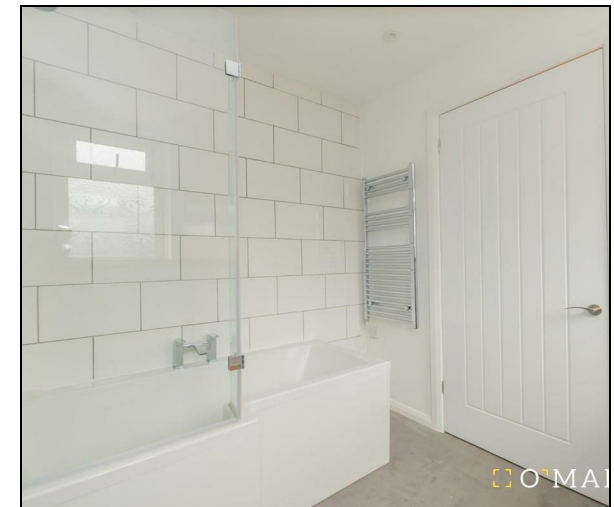
Location

Tillicoultry itself is a well-connected and vibrant town nestled at the foot of the Ochil Hills. Known historically for its textile and woollen mills, it has evolved into a desirable location offering a balance of countryside tranquillity and modern amenities. The town features excellent local schools, independent shops, cafes, and access to outdoor pursuits including walking, cycling, and hill climbing. With strong transport links to Stirling, Alloa and further afield, Tillicoultry continues to attract those seeking both convenience and scenic surroundings.

Shuttling.maker.leafing - directions to property under what 3 words.

Agents Notes

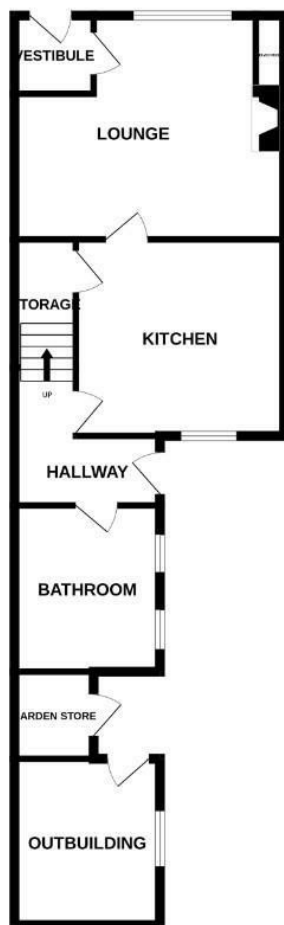
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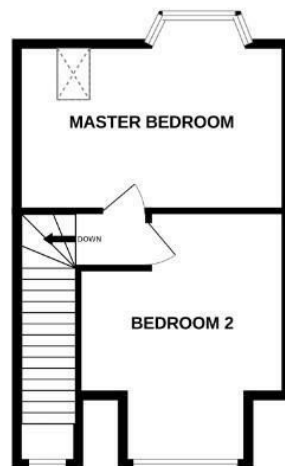
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GROUND FLOOR



1ST FLOOR



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