



 O'MALLEY

4 Ann Street
Tillicoultry, FK13 6NH

 O'MALLEY

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Description

O'Malley Property welcome this well presented, one bedroom terraced cottage located at Ann Street, Tillicoultry.

On the lower level, you are welcomed by an entrance vestibule leading to the front-facing lounge. Beautifully decorated, the lounge offers generous space for free-standing furniture. The modern kitchen is fitted with an attractive range of wall and base units, complemented by coordinating worktops, and provides ample space for free-standing appliances. Completing the ground floor is the bathroom, comprising a WC, wash hand basin, and a bath with overhead shower.

On the upper level, the bedroom has been thoughtfully adapted to create an additional study, currently used as a second bedroom, offering versatile options.

Externally, the home benefits from a private, low-maintenance rear garden featuring a garden shed, while on-street parking is available to the front of the property.



“Spacious Property”

Location

Ann Street Tillicoultry is perfectly situated for local amenities and transport links across the central belt. Offering a quiet location as well as accessibility, this home provides an excellent base for outdoor activities as well as stunning views of the Ochil Hills.

Living Room

14'10" x 11'5"

Kitchen

12'11" x 9'2"

Bedroom 1

15'1" x 10'0"

Study

11'9" x 5'6"

Bathroom

9'9" x 5'6"

Fixtures & Fittings

All carpets, floor coverings, light fittings, blinds, dishwasher and the free standing fridge freezer are included in the sale.

Home Report

The home report is available upon request.

Misdescriptions Act

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.



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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.
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