



 O'MALLEY

1 Langour
Tillicoultry, FK13 6JC

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Description

O'Malley Property are delighted to present to the market 1 Langour, Devonside. Offering one level living, this property will be attractive to those seeking an easier lifestyle.

This detached property has been designed with practicality in mind. The large front facing living room is accessed via the main hallway. This room gives a great environment for entertaining guests or relaxing after a long day. The extensive dining room features pocket doors, leading onto the lounge, which can be opened to allow a large open area for entertaining.

The kitchen provides ample cabinetry and work surfaces for meal preparation, which also has a breakfast bar for dining as well as offering space for free standing appliances. This leads onto a rear hallway that has large storage cupboard, ideal for storing outer wear or other belongings. The large conservatory is accessed from here, another flexible space with a perfect outlook over the vast mature rear gardens.

The two double bedrooms provide a peaceful sanctuary for rest. Both rooms have sufficient space to accommodate double beds and additional furniture. Bedroom one further benefits from inbuilt storage as well as a bay window overlooking the front garden.

The well appointed shower room comprises W.C, wash hand basin and low access shower, making this a practical solution for your bathing needs. With tiled floors and walls, this has been designed with ease of maintenance in mind.

Externally the private road allows on street parking whilst the mature front gardens offer a pleasant outlook. The south facing rear garden provides a vast area for entertaining and enjoying the outdoors, with the Ochil Hills within view. An additional feature in the garden is the workshop, which has power available within, and the good sized greenhouse attached.

Contact us today to arrange your appointment.



“Spacious Property”

Location

Devonside is a peaceful residential area in the town of Tillicoultry, located at the foot of the Ochil Hills. The area offers a great mix of quiet surroundings and everyday convenience, with local shops, cafes, and schools all within easy reach. Tillicoultry's retail park and popular walking trails are just a short distance away, while excellent road links make it easy to access nearby towns like Alloa and Stirling, as well as major transport routes for commuting further afield.

Living Room

17'0" x 11'0"

Dining Room

11'3" x 8'0"

Kitchen

12'6" x 9'8"

Conservatory

12'2" x 8'8"

Bedroom 1

12'1" x 12'0"

Bedroom 2

12'1" x 11'1"

Bathroom

7'0" x 5'5"

Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings 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.



Offers Over £164,995

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.
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