



 O'MALLEY

17 Curran Court
Tillicoultry, FK13 6BQ

 O'MALLEY

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Description

O'Malley Property are pleased to present to the market this spacious ground floor flat, located at Curran Court, Tillicoultry.

The property is entered via a welcoming hallway that provides access throughout. The open-plan lounge/diner is bright and well-proportioned, offering ample space for both living and dining furniture. The fitted kitchen provides a range of wall and base units, complementing worktops and space for appliances. A separate utility room adds valuable storage and practicality, with scope to update and further enhance the space.

In addition, the property offers two well-sized bedrooms, each benefiting from built-in storage. While both rooms are ideal as bedrooms, they also offer versatile options for use as a home office, nursery, or dressing room. Completing the property is the spacious bathroom features both a separate bath and standalone shower. While the finishes are traditional, the generous size allows for an impressive contemporary upgrade if desired.

A rare benefit to this style of property is the integral garage access, providing secure parking or additional storage options. A communal car park is also available outside the property.



“Spacious Property”

Location

Curran Court is centrally located in the popular hillfoots village of Tillicoultry and is only a short walk away from a variety of good quality local amenities, including Sterling Mills. Tillicoultry Primary School is nearby while Dollar Academy is only a short drive away. For those that wish to travel by way of business Tillicoultry is a short drive away from the motorways, while Alloa train station provides links to Stirling, Glasgow and Edinburgh.

Lounge

14'7" x 11'1"

Dining Room

11'1" x 10'10"

Kitchen

9'2" x 6'10"

Utility

7'2" x 6'1"

Master Bedroom

11'1" x 9'4"

Bedroom 2

8'2" x 7'6"

Bathroom

7'8" x 6'0"

Garage

15'8" x 8'5"

Home Report

The home report is available upon request.

Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included within the sale.

Property Misdescriptions Act 1991

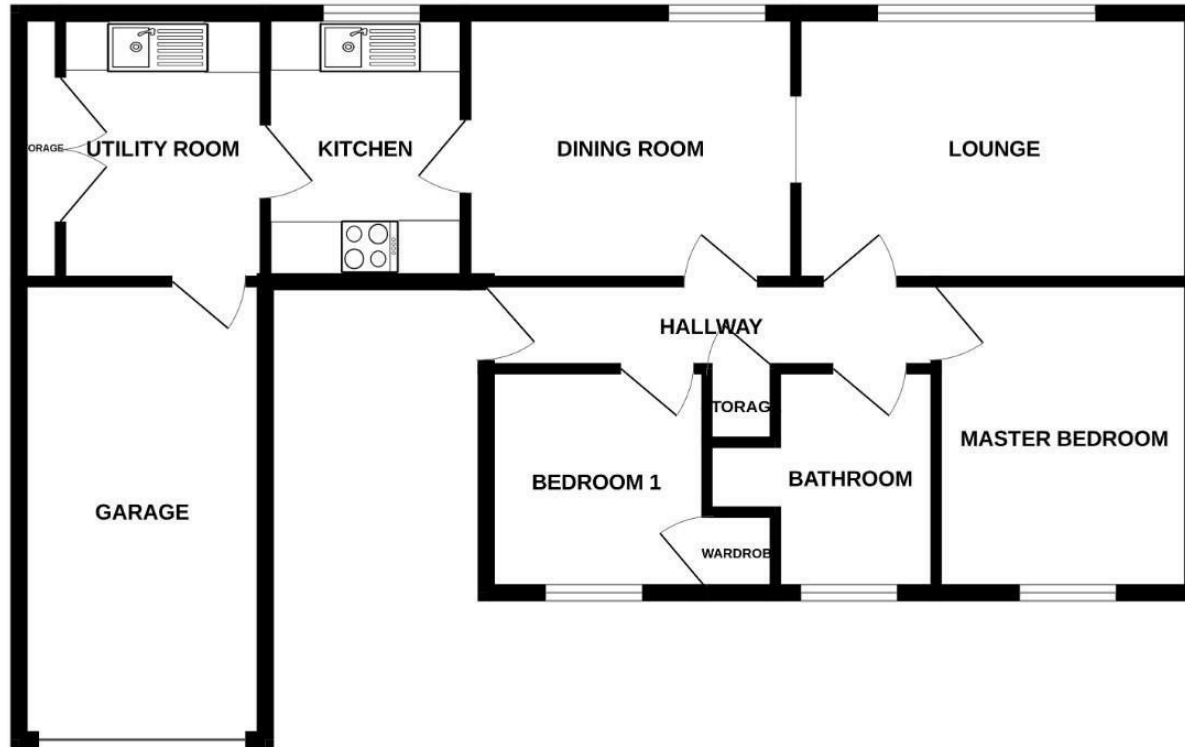
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GROUND FLOOR



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.
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