



 O'MALLEY

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The Laurels, 9B Glassford Square
Tillicoultry, FK13 6AU

omalleyproperty.com
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Description

Proudly presenting to the market, this fantastic, four bedroom detached family home located in the desirable town of Tillicoultry.

As you approach the property, you are greeted by a beautifully landscaped front garden and a private driveway leading to the double garage.

Upon entering the property, you are welcomed with an expansive living room with large windows that flood the space with natural light. The adjoining dining room provides ample space for a free standing family dining table. The well-appointed kitchen is equipped with stylish wall and base mounted units, ample storage, and a breakfast bar. Completing the lower level, is the sitting room, ideal for an additional snug or office space.

Upstairs, you will find four generously sized bedrooms. Bedroom one boasts a shower en-suite, while the remaining bedrooms share a stylish family bathroom, equipped with modern fixtures and fittings.

Externally to the rear, the family home enjoys a fantastic degree of privacy and is situated at the foot of the Ochil hills. The well maintained garden consists of slabs with a selection of shrubs and plants.



“Spacious Property”

Location

Located in a serene and sought-after neighborhood, this home is within close proximity to local amenities and falls within Tillicoultry Primary School and Alva Academy catchment areas.

Living Room

16'7" x 11'10"

Dining Room

10'11" x 10'5"

Kitchen

19'11" x 10'7"

Utility

6'9" x 6'0"

Sitting Room

11'10" x 10'3"

Bedroom 1

15'0" x 13'9"

En-Suite

6'2" x 5'10"

Bedroom 2

12'1" x 11'10"

Bedroom 3

11'7" x 11'7"

Bedroom 4

11'4" x 8'8"

Bathroom

9'7" x 8'0"

W/C

6'0" x 4'8"

Home Report

The home report is available upon request.

Fixtures & Fittings

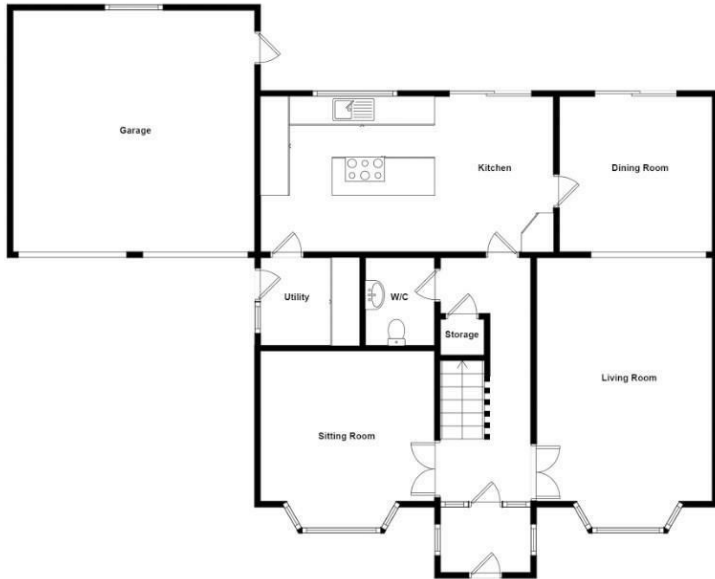
All carpets, floor coverings, light fittings and integrated appliances are included with the sale.



Offers Over £384,995

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.



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