



PRIMROSE PROPERTIES

6 Arthur Bett Court
Tillicoultry, FK13 6DW



FIXED PRICE £60,000

Well maintained second floor flat situated within the popular village of Tillicoultry.

The property comprises: security entry door system, entrance hallway, lounge/dining room, fitted kitchen, double bedroom and modern family bathroom. The property is heated by an electric heating system and is fully double glazed throughout. Residents car park situated to the rear of the property.

Tillicoultry is a picturesque village set at the foot of the Ochil Hills and situated between the villages of Dollar and Alva. There are a variety of shops and restaurants within Tillicoultry as well as Sterling Mills Outlet Shopping Village and Sterling Furniture Warehouse. There is a nursery and primary school and secondary schooling is available in Alva or at the private educational facility of Dollar Academy. Tillicoultry lies on the regular bus route into Stirling University. There is a golf course, driving range, dry ski slope, town hall and scenic walks through Tillicoultry Glen. For commuting, bus routes service Tillicoultry into Alloa and Stirling, also nearby major motorways and the train station in Alloa or Stirling provide links into Glasgow, Edinburgh and Perth.

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Access

Access is to the rear of the building via a secure door entry system. Stairs lead up to the flat which is situated on the second floor.

Entrance Hallway 10' 6" x 2' 9" (3.20m x 0.84m)

Entrance hallway with wood effect laminate flooring, standard light fitment and one electric storage heater. Built-in storage cupboard housing the electrics and one built-in storage cupboard with shelves. Access to all rooms.

Lounge/Dining Room 13' 9" x 11' 0" (4.19m x 3.35m)

Lounge/dining room with new carpeted flooring, two standard light fitments and one large electric storage heater. Large two panel double glazed window and one small double glazed window looking out to the rear of the property.

Kitchen 7' 8" x 6' 5" (2.34m x 1.95m)

Kitchen fully fitted with wood effect wall and base units. Wood effect worktops incorporating a stainless steel sink with drainer and mixer tap. Space for an electric cooker, automatic washing machine and upright fridge/freezer. Wood effect vinyl flooring and standard light fitment. Double glazed window overlooking the rear of the property.

Bedroom 10' 6" x 9' 1" (3.20m x 2.77m)

Double bedroom with new carpeted flooring, standard light fitment and wall mounted electric heater. Built-in fitted wardrobes with sliding mirror doors. Two double glazed windows overlooking the rear of the property.

Family Bathroom 6' 4" x 6' 0" (1.93m x 1.83m)

Modern family bathroom painted with wet wall panels comprising of a white w.c., sink and bath with wall mounted electric shower. Black tiled flooring and two down lighter spotlight light fitments. Opaque double glazed window to the rear of the property.

Heating and Glazing

The property is heated by an electric heating system and is fully double glazed throughout.

Parking

A residents car park is situated to the rear of the building.

Extras Included

Included in the sale of the property are all carpets, floor coverings, light fitments, electric cooker, washing machine and fridge freezer.





Approximate Gross Internal Area = 40.7 sq m / 438 sq ft

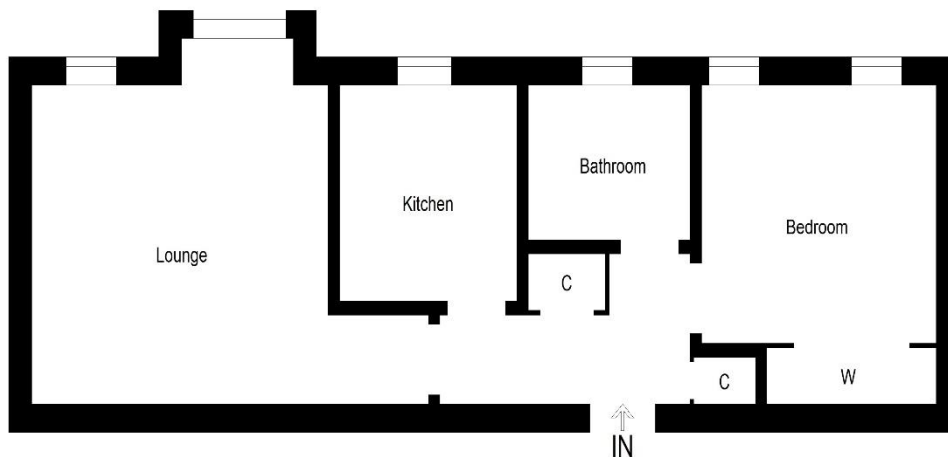


Illustration For Identification Purposes Only. Not To Scale (ID935941 / Ref.83810)

Viewings

By appointment through Primrose Properties

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sales@primroseproperties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

