



PRIMROSE PROPERTIES

47 Stirling Road
Tullibody, FK10 2QD



OFFERS OVER £74,950

Well maintained upper flat situated within the popular village of Tullibody.

The property comprises: entrance stairwell, hallway, lounge/dining room, fitted kitchen, two double bedrooms and family shower room. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private rear garden. A large slabbed driveway to the side of the property provides off street parking.

Tullibody is a former mining town approx. 2 miles from Alloa and 4 miles from the city of Stirling. There is a small shopping centre with several shops, post office, pharmacy, medical centre, restaurant and pub. There are various educational facilities offering nursery, primary and secondary schools. The Civic centre hosts various leisure activities with a games/function hall and outdoor pitches. For commuting, bus routes service Tullibody into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides links into Glasgow, Edinburgh and Perth.

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Access

Access to the property is from the side of the building.

Entrance Stairwell

Entrance stairwell with carpeted flooring and one standard light fitment. Double glazed window to the side of the property. Access via a white wooden door to the flat.

Hallway

L shaped hallway with grey wood effect laminate flooring and one double radiator. Storage cupboard with shelves. Access to lounge/dining room, kitchen, shower room and master bedroom.

Lounge/Diner 14' 9" x 12' 8" (4.49m x 3.86m)

Lounge/diner with grey wood effect laminate flooring, feature light fitment and large single radiator. Gas fire. Two large double glazed windows to the front of the property. Access to second bedroom.

Kitchen 11' 9" x 7' 1" (3.58m x 2.16m)

Kitchen fully fitted with white wall and base units. Black marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Space for a cooker, automatic washing machine and upright fridge/freezer. Grey wood effect laminate flooring, four-tier spotlight light fitment and one double radiator. Double glazed window to the front of the property.

Master bedroom 12' 7" x 11' 0" (3.83m x 3.35m)

Master bedroom with carpeted flooring, standard light fitment and large double radiator. Two built-in storage cupboards and space for free standing bedroom units. Large double glazed window to the rear of the property.

Bedroom 2 12' 8" x 8' 6" (3.86m x 2.59m)

Second double bedroom with wood effect laminate flooring, feature light fitment and one double radiator. Built-in storage cupboard with shelves. Double glazed window to the rear of the property.

Family Bathroom 6' 0" x 5' 4" (1.83m x 1.62m)

Family shower room tiled with some wet wall panels comprising of a white w.c., sink and corner shower cubicle with wall mounted electric shower. Laminate flooring, circular dome light fitment and chrome heated towel rail. Opaque leaf patterned window to the side of the property.

Heating and Glazing

The property is heated by a gas central heating system and is fully double glazed throughout.

Gardens

There is a large private garden to the rear of the property mainly laid with chips for easy maintenance. There is also two garden sheds providing outdoor storage space.

Driveway

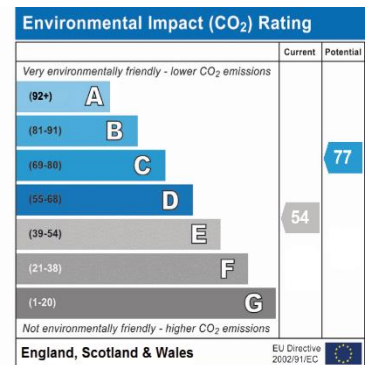
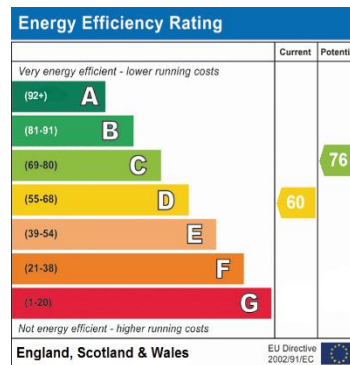
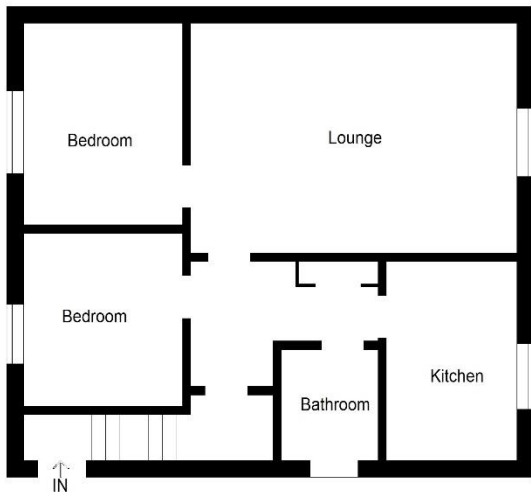
A large slabbed driveway is to the side of the property providing off street parking.

Extras Included

Included in the sale of the property are all floor coverings, light fitments, blinds, cooker and bathroom fitments.



Approximate Gross Internal Area = 67.0 sq m / 721 sq ft



Viewings

By appointment through Primrose Properties
01259 222950
sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm
 Sat 9:30am-1pm

Illustration For Identification Purposes Only. Not To Scale (ID:1077318 / Ref:87927)

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

