



PRIMROSE PROPERTIES

16 Cragganmore
Tullibody, FK10 2SY



OFFERS OVER £154,950

Well maintained semi-detached villa set within the popular village of Tullibody.

The property comprises: entrance hallway, lounge, kitchen/dining room, 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 front and fully enclosed rear garden. A driveway to the side of the property provides off street parking for two vehicles.

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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Entrance Hallway 5' 2" x 3' 9" (1.57m x 1.14m)

Entrance hallway with carpeted flooring, standard light fitment and one single radiator. Access to lounge and stairs to upper level.

Lounge 12' 5" x 11' 5" (3.78m x 3.48m)

Bright spacious lounge with carpeted flooring, feature light fitment and one double radiator. Under stairs storage cupboard housing the electrics. Three panel double glazed window to the front of the property. Access through to kitchen/dining room.

Kitchen/Diner 14' 7" x 8' 8" (4.44m x 2.64m)

Kitchen/dining room fully fitted with wall and base units. Contrasting worktops incorporating a white porcelain sink with drainer and mixer tap. Integrated white gas hob with electric oven below and extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Ample space for a dining table and chairs. Wood effect laminate flooring, two standard light fitments and one double radiator. Double glazed French doors from the dining area gives access out to the rear gardens. Two panel double glazed window to the rear of the property.

Upper hallway

Upper hallway with carpeted flooring and standard light fitment. Built-in storage cupboard. Access to two double bedrooms, shower room and attic.

Master bedroom 11' 5" x 9' 6" (3.48m x 2.89m)

Master bedroom with laminate flooring, standard light fitment and one double radiator. Built-in wardrobe with mirror sliding doors. two double glazed windows to the front of the property.

Bedroom 2 9' 5" x 7' 2" (2.87m x 2.18m)

Second double bedroom with laminate flooring, standard light fitment and one single radiator. Built-in wardrobe with mirror sliding doors. Two panel double glazed window to the rear of the property.

Family Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

Family bathroom fully tiled comprising of a white w.c., sink and corner shower cubicle with wall mounted shower off the gas mains. Laminate flooring, standard light fitment and one single radiator. Opaque double glazed window to the rear of the property.

Heating and Glazing

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

Gardens

The front garden is mainly laid to lawn with border of some small plants and shrubs. The rear garden is fully enclosed by a wooden fence and is laid with mono blocks. A garden shed provides additional out door storage.

Driveway

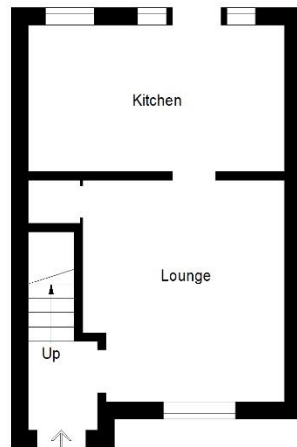
A mono block driveway to the side of the property provides off street parking for two vehicles.

Extras Included

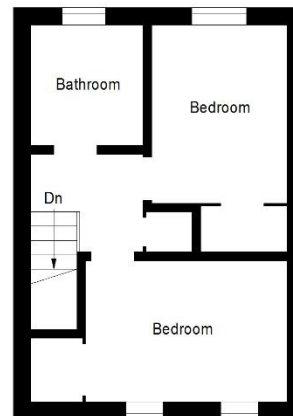
Included in the sale are all floor coverings, carpets, curtain poles, blinds, light fitments, integrated kitchen appliances, bathroom fitments and garden shed.



Approximate Gross Internal Area = 58.9 sq m / 634 sq ft

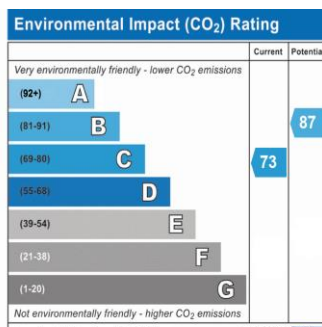
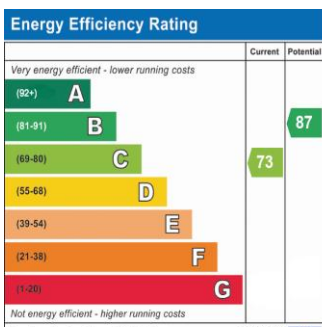


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:824265 / Ref:79908)



Viewings
 By appointment through Primrose Properties
 01259 222950
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Opening Hours
 Mon – Fri 9am-5pm
 Sat 9:30am-1pm

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.

