



PRIMROSE PROPERTIES

19 Ramsay Terrace
Tillicoultry, FK13 6ET



OFFERS OVER £119,950

Mid terraced villa in need of some upgrading situated within the popular village of Tillicoultry.

The property comprises: entrance porch, hallway, lounge/dining room, breakfasting kitchen, three bedrooms (master en-suite) and family shower room. The property is heated by a gas central heating system and is double glazed throughout. Further benefiting the property is a private front and rear garden. A large wooden garage to the rear provides off road parking.

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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Entrance Porch 6' 1" x 3' 5" (1.85m x 1.04m)

Entrance porch with carpeted flooring and one single radiator. Double glazed glass panels to the front of the property. Access to lower hallway.

Entrance Hallway 8' 3" x 8' 1" (2.51m x 2.46m)

Entrance Hallway with carpeted flooring, standard light fitment and one double radiator. Built-in storage cupboard with shelves and under stairs storage cupboard. Access to lounge/dining room, kitchen and stairs to upper level.

Lounge 20' 4" x 11' 6" (6.19m x 3.50m)

Bright spacious lounge/dining room with carpeted flooring, three circular dome light fitments and two double radiators. Large double glazed window to the front of the property and one two panel double glazed window to the rear of the property.

Breakfasting kitchen 12' 5" x 11' 3" (3.78m x 3.43m)

Breakfasting kitchen fitted with wall and base units. Contrasting worktops incorporating a stainless steel sink. Breakfast bar. Space for a cooker, automatic washing, dishwasher and fridge/freezer. Tiled flooring, strip lighting and one double radiator. Double glazed window to the rear of the property. An external door gives access out to the rear garden and garage.

Master Bedroom 14' 3" x 9' 2" (4.34m x 2.79m)

Master bedroom with carpeted flooring, standard light fitment and one double radiator. Space for free standing bedroom furniture. Double glazed window overlooking the rear of the property. Access to en-suite.

Bedroom 2 10' 9" x 10' 0" (3.27m x 3.05m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Space for free standing bedroom furniture. Double glazed window overlooking the front of the property.

Bedroom 3 9' 9" x 7' 6" (2.97m x 2.28m)

Single bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in storage cupboard and fitted storage units. Double glazed window to the front of the property.

En-Suite 6' 0" x 4' 5" (1.83m x 1.35m)

En-suite painted comprising of a white w.c, sink and shower cubicle with wall mounted electric shower. Wood effect laminate flooring, spotlight light fitment, extractor fan and single radiator.

Family Shower Room 6' 3" x 5' 6" (1.90m x 1.68m)

Family shower room with wet wall panels comprising of a white w.c., sink and corner shower cubicle with wall

mounted shower off gas mains. Tiled flooring, three spotlight light fitments and one double 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 fully enclosed by a stone wall and is laid with chips and some potted plants. The rear garden is fully enclosed with a slabbed patio area, greenhouse and large wooden garage. A gate to the rear of the garden gives access out to communal parking area and access to garage.

Parking

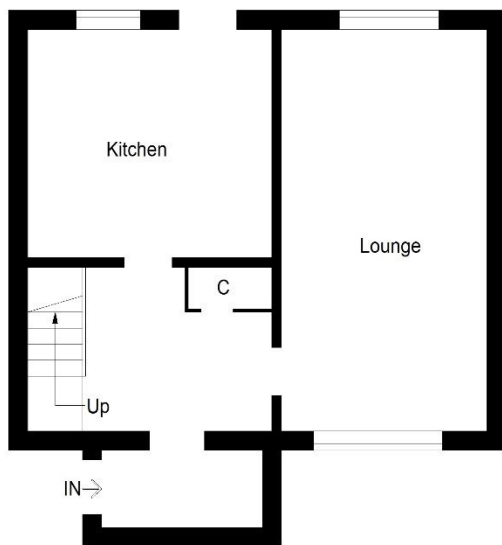
To the rear is a large wooden garage providing off road parking.

Extras Included

Included in the sale of the property are all floor coverings, light fitments, curtain poles, bathroom fitments, green house and wooden garage.



Approximate Gross Internal Area
93.1 sq m / 1002 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1160472 / Ref:89837)

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

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.

