



PRIMROSE PROPERTIES

**46 Stirling Street
Tillicoultry, FK13 6EA**



OFFERS OVER £149,000

Semi detached cottage in need of modernisation situated within the popular village of Tillicoultry.

The property comprises: entrance hall, lounge, dining/second public room, kitchen, downstairs shower room, two double bedrooms and upstairs cloakroom. The property is heated by a gas central heating system and is double glazed throughout. Further benefiting the property is a large fully enclosed rear garden with views of the Ochil hills. On street parking available to the front 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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Entrance Hall 4' 0" x 4' 0" (1.22m x 1.22m)

Entrance hall with carpeted flooring, standard light fitment and one small double radiator. Access to lounge and stairs to upper level.

Lounge 12' 8" x 12' 6" (3.86m x 3.81m)

Lounge with carpeted flooring, standard light fitments and one double radiator. Feature fireplace. Double glazed window to the front of the property. Access through to dining room/second public room.

Dining Room/Second Public Room 16' 4" x 12' 2" (4.97m x 3.71m)

dining Room/second public room with carpeted flooring, standard light fitment and large double radiator. Feature fire place. Large under stairs storage cupboard. double glazed window to the rear of the property. Access through to kitchen.

Kitchen 9' 4" x 7' 2" (2.84m x 2.18m)

Kitchen fitted with wall and base units. Contrasting worktop incorporating a stainless steel sink with drainer. Space for a free standing gas cooker and space for an automatic washing machine and fridge. Tiled flooring, strip lighting and one small modern electric panel heater. Built-in storage pantry with shelves. Double glazed window to the rear of the property. Access to rear hallway.

Rear Hallway 6' 3" x 2' 9" (1.90m x 0.84m)

Rear hallway with tiled flooring, standard light fitment and built-in storage cupboard housing the gas boiler. Access to downstairs shower room. An external door gives access out to the rear gardens.

Downstairs Shower Room 8' 0" x 4' 9" (2.44m x 1.45m)

Downstairs shower room fully tiled comprising of a white w.c., sink and walk-in shower cubicle with wall mounted shower off the gas mains. Tiled flooring, standard light fitment, small double radiator and wall mounted vanity unit. Corner storage cupboard. Opaque double glazed window to the rear of the property.

Upper Hallway 6' 4" x 3' 6" (1.93m x 1.07m)

Upper hallway with carpeted flooring, standard light fitment and one small double radiator. Access to two bedrooms and cloakroom.

Master Bedroom 13' 3" x 10' 1" (4.04m x 3.07m)

Master bedroom with carpeted flooring, standard light fitment and one large single radiator. Built-in storage cupboard with shelves. Space for free standing bedroom units. Double glazed window to the front of the property.

Bedroom 2 13' 2" x 7' 5" (4.01m x 2.26m)

Second double bedroom with carpeted flooring, standard light fitment and one single radiator. space for bedroom units. 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

There is a large fully enclosed rear garden with several mature plants and shrubs. Three large garden sheds. Views of Ochil hills.

Extras Included

All items as seen included in the property.

Approximate Gross Internal Area = 79.2 sq m / 853 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:1159544 / Ref:89815)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	86
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	84
England, Scotland & Wales		

Viewings

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

Opening Hours

Mon – Fri 9am-5pm
Sat 9:30am-1pm

