

54 HILL STREET, TILlicOUNTRY FK13 6HF

HARPER & STONE
ESTATE & LETTING AGENTS





54 HILL STREET

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PROPERTY FEATURES

- 2/3 Bedroom semi-detached home
- Dining kitchen with French doors to garden
- Separate dining area/work-from-home space
- Generous, bright lounge
- Family bathroom
- Principal bedroom on ground floor
- Potential for modernisation throughout
- West facing garden
- Large outbuilding – workshop / studio space
- Central town location

Harper & Stone are delighted to present to the market 54 Hill Street in Tillicoultry. This charming 2/3 bedroom semi-detached home provides 117 sqm of living space and is centrally located within the town. The property will require modernisation throughout although original features such as cornicing, dado, picture rails and Victorian wooden doors are still present.

The accommodation is presented as follows:

Ground Floor: Entrance Hall, Lounge/Bedroom, Lounge, Rear Entrance Hall, Bathroom and Kitchen.

Attic Floor: Landing, Bedroom and Study/Bedroom 3

Entry to the property is into the impressive traditional porch with an internal door, leading into the ground floor hallway. To the left is the Principal Bedroom, a spacious room with large windows to the front allowing in the morning light. An open shelved press is to one corner with a panelled, walk-in cupboard at the other side offering additional storage space. This room could also be utilised as an additional reception room if desired.

The lounge is at the end of the hall, which is a lovely and bright room with two windows to the West. An alcove at one end is a unique feature and could be a cosy reading nook or similar.

This original section of the house benefits from 3 meter high ceilings giving a generous sense of space.

Next the accommodation leads into the extension which was added prior to the current owners. The first room could be utilised as a dining area or a work-from-home space. This area is light, bright, with a side door that leads out to a shared driveway for unloading / loading.

The family bathroom is very generous in size and provides a 4-piece suite of corner bath, separate shower cubicle, pedestal sink and WC.

The dining kitchen is dripping with potential, currently housing solid wood wall and base units with a 4-burner gas hob and oven as well as additional appliance spaces. A pantry cupboard is to one side. French doors open to the patio from the kitchen and the prospect for alfresco dining in the summer evening sun is endless!

Returning to the main hallway, a staircase leads to the first floor. Bedroom 2 is to the left, extending from the front to the rear with a



54 HILL STREET

West-facing window. The 'L' shaped study/bedroom 3 is opposite with two Velux windows bringing in light throughout the day.

Externally, there is a private, West facing patio and low maintenance garden area to the rear. This area is bounded by stone walls and fencing and a large outbuilding in the garden is equipped with light and power, offering a perfect workshop or studio.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band D

EER Band D

Water: Mains

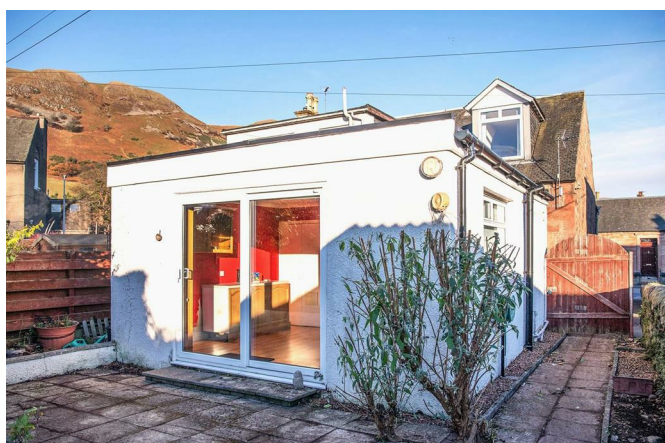
Sewage: Mains

Heating: Gas

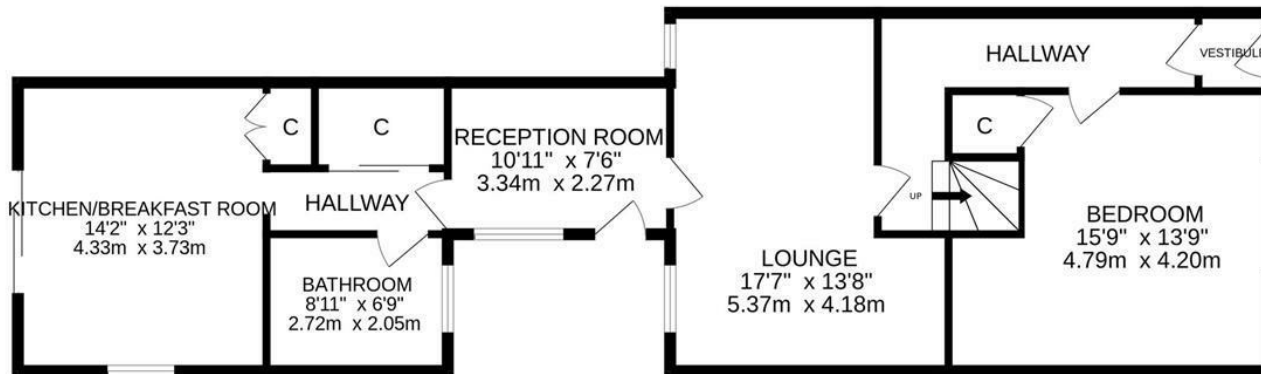
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Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

