

37 UPPER MILL STREET, TILlicOUNTRY FK13 6AP

HARPER & STONE
ESTATE & LETTING AGENTS





37 UPPER MILL STREET

TILlicOUNTRY, FK13 6AP

PROPERTY FEATURES

- 2-bedroom semi-detached property
- Approximately 88sqm of living space
- Open plan kitchen/dining
- Lounge with electric fire
- Generously sized bedrooms
- Shower room
- Ample storage throughout
- Patio/garden area
- Off-street parking

Harper & Stone are delighted to welcome to the market 37 Upper Mill Street, Tillicoultry - a charming location that could be the perfect setting for your new home! This delightful semi-detached house, with its historical charm dating back to 1825, offers 88sqm of living space and could be a cosy retreat for you and your loved ones. The property boasts two comfortable bedrooms, providing ample space for a small family, guests, or even a home office.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge and Kitchen/Diner.
First Floor: Landing, Two Bedrooms and a Shower Room.

As you step inside, you are greeted by a warm and inviting reception hall, which aids in the circular flow of the property leading to lounge, stairs and kitchen. Immediately ahead is the open plan kitchen/dining room. The kitchen is fitted with a wide array of solid wood wall and base units and shelving, providing plenty of storage. The kitchen is equipped with integrated appliances including a double oven and electric hob and extractor, with additional freestanding under-counter appliance spaces available.

The dining area provides space for a family-sized dining table in front of the rear-facing window. This a bright room, with front and rear aspect windows ushering in the natural light. The back door opens from this room to the patio/garden area at the rear. Completing this space is an under stair cupboard for convenient storage.

A door off the dining area leads to the generous lounge, with an electric fireplace as the main focal point of the room. A stunning ceiling rose hosting a pendant light is a beautiful feature of this room. This is a perfect place for relaxing after a long day or entertaining guests. The front-facing window showcases the Tillicoultry Burn and beautiful views of the Ochil Hills.

Taking the stairs to the first floor, the main bedroom is to the left. Wall-to-wall fitted wardrobes provide ample clothes storage and a vanity area sits centrally within the units. The bed is also nestled beneath additional fitted wardrobes.

Bedroom 2 is also a generous double bedroom, with dual aspect windows brightening the room beautifully. The wardrobe and storage space within this room is plentiful, with a walk-in wardrobe on one wall. The boiler is also housed within a cupboard in this bedroom.



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The shower room offers convenience and functionality, ensuring that your daily routines are a breeze. The 3-piece suite comprises a large shower cubicle, and an integrated vanity unit incorporating a WC and wash hand basin with storage below.

Externally, there is a driveway with parking for 1 vehicle, and a patio and small garden space to the rear with 3 sheds.

Located in the heart of Tillicoultry, this property offers not just a house, but a home where memories can be made. With its semi-detached structure, you can enjoy a sense of community while still having your own private space.

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.

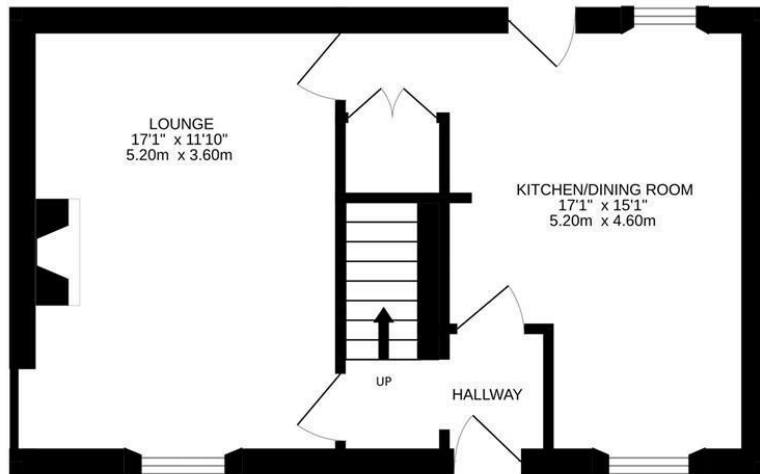
Council Tax Band C
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas

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

