

73 CHAPPELLE CRESCENT, TILlicouLTRY FK13 6NL

HARPER & STONE
ESTATE & LETTING AGENTS





73 CHAPELLE CRESCENT

TILlicOUNTRY, FK13 6NL

PROPERTY FEATURES

- Modern spacious 2 Bedroom upper flat
- 63 square meters of living space
- Outstanding views over the surrounding countryside
- Well presented throughout
- Ideal first time buyer opportunity
- Functional galley style kitchen
- Communal well kept outside space
- Well kept inside stairwells
- Early viewing strongly advised

73 Chapelle Crescent presents a fantastic opportunity to purchase an upper flat set within the town of Tillicoultry at the foot of the Ochil Hills. Harper & Stone are delighted to be marketing this ideal first time buyers property and are looking forward to finding its new owner.

The accommodation is portrayed as below:
Second Floor: Hall, Lounge, Kitchen, Two Bedrooms and a Bathroom.

Entry to the property is gained via a shared internal hall and stairwell with security entry phone system. The hallway hosts two large storage cupboards and gives access to the well-proportioned living.

On the left is bedroom 2 with side facing window. Bedroom 1 is next on the left, a generously sized double room.

At the far end of the hall is the lounge, a light and bright room with rear facing window.

The galley style kitchen has a good selection of wall and base units and space for 4 free standing appliances. There is a breakfast bar ideal for informal dining.

Completing the accommodation is the bathroom presenting bath, over bath shower, hand basin and WC.

Located in Tillicoultry, this flat is situated in a vibrant community with easy access to local amenities, schools, and transport links. Whether you're looking for a peaceful retreat or a convenient base for exploring the surrounding areas, 73 Chapelle Crescent offers the best of both worlds.

Don't miss out on the opportunity to make this flat your new home. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

The sale will include all fitted floor coverings, light fittings, window fittings and integrated appliances where applicable.

Viewings are strictly by appointment only via Harper & Stone.



73 CHAPELLE CRESCENT

Council Tax Band A
EER Band D

Water: Mains
Sewage: Mains
Heating: Mains
What3words Navigation: [///pimples.fortress.chap](https://www.what3words.com/pimples.fortress.chap)

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 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. Tillicoultry is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 25 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

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.



