

49 WILLISON CRESCENT, TILlicouLTRY FK13 6NZ

HARPER & STONE
ESTATE & LETTING AGENTS





49 WILLISON CRESCENT

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PROPERTY FEATURES

- Well presented 4-bedroom detached home
- Tucked away in a desirable position in the town of Tillicoultry
- Beautifully presented throughout
- Flexible living over approximately 138 square meters
- Bright and spacious lounge
- Principal bedroom with ensuite shower room
- Lovely garden grounds to the front and rear
- Integral double garage and off road parking
- Early viewing strongly advised

A fantastic opportunity to purchase this well presented family home set within the town of Tillicoultry at the foot of the Ochil Hills. Harper & Stone are delighted to be marketing this desirable property and are looking forward to finding its new owner.

The accommodation is portrayed as below:

Ground Floor: Entrance Hall, Lounge, Sitting Room, Kitchen/Diner, Study/Bedroom, Utility Room and Cloakroom.
First Floor: Landing, Master Bedroom with Ensuite Shower Room, Two further Bedrooms and a Family Bathroom.

A set of steps edged with vertical railings take you up to the front door which opens into the welcoming hallway from where the lower accommodation runs. To the left is the comfortable kitchen/diner with front facing window taking in the lovely views that this property has to offer throughout. The kitchen offers a good choice of wall and base units in a shaker style wooden finish with dark contrasting work surfaces. Integrated appliances include a 4-ring gas hob, electric double oven, microwave oven, dishwasher and fridge freezer. A centre island offers a more relaxed dining experience, while the dining space gives a more formal choice. From the kitchen to the rear is the functional utility room providing a single drainer sink, storage cupboards, space for two freestanding appliances and access to the back garden.

Returning to the hallway the formal lounge sits to the right, again presenting stunning views, with an electric fire set in a feature surround. Next on the right is the rear facing snug/family room with French doors opening out to the pretty back garden. At the end of the hallway is bedroom 4, a rear facing room with fitted cupboard and is currently utilised as a home office. Completing the lower living is a cloakroom, fitted with vanity sink, heated towel rail and WC.







REMEMBER ME
Don't remember me with sadness
Remember me with love
Remember all the things
I've done throughout the years
That you do it with affection
Knowing that I'm not forgotten
I made mistakes along the way
When you are reading please be aware
And you've got your own good
I'm looking to your future
So please don't be grumpy
Just because I'm not so bright
Remember that I'm with you
If you remember that I'm with you

20:44
20:55

49 WILLISON CRESCENT

Heading upstairs the master bedroom is a generous front facing double room, again capturing even better views of the countryside and beyond. There are double fitted wardrobes and a newly fitted ensuite shower room with walk in electric shower, vanity sink set in a storage unit, heated towel rail and WC. Bedrooms 2 and 3 are front and rear facing respectively with fitted wardrobes. Completing the upper living is the family bathroom presenting bath, separate shower, vanity sink and WC.

Externally there are manicured garden grounds to the front and back. At the front of the property the mono bloc driveway provides parking for 2 vehicles in front of the integral garage. The garage is accessed via an electric up and over door and provides light and electricity, with a tap outside. The front garden is laid to lawn and has a stunning spruce tree which cries out for fairy lights at Christmas time! At the base of the steps to the front door is a beautiful show of flowering shrubs currently displaying stunning hydrangeas in hues of pink and red. The private back garden presents a lawned area, and a raised patio ideal for outdoor entertaining. The borders are stocked with an abundance of mature trees, shrubs and plants which put on a stunning show throughout the seasons.

The property benefits from an internal network system, security alarm, and a combi boiler newly installed in 2021. There is a yearly factor fee of

approximately £160 invoiced in quarterly instalments. An initial refundable deposit of £100 is payable. This covers garden maintenance of all communal areas, certain trees on the estate and maintenance of the hedges at the back of the property.

49 Willison Crescent really should be seen to appreciate all that it has to offer, a lovely family home which will leave a lasting impression. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful property.

The sale will include all fitted floor coverings, light fittings, and integrated appliances. Certain window coverings are not included in the sale, please contact Harper & Stone to discuss.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F

EER Band C

Water: Mains

Sewage: Mains

Heating: Mains

Navigation: [///magnum.curving.gilding](http://magnum.curving.gilding)

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. 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.

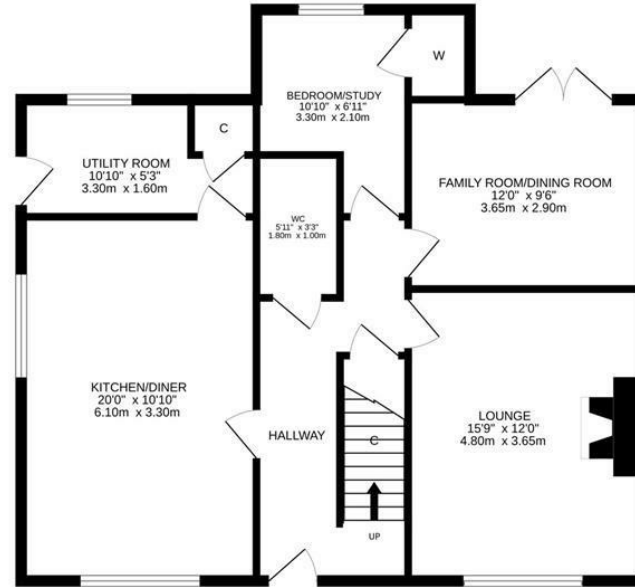




LOWER GROUND FLOOR



GROUND FLOOR



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