

35 FIR PARK, TILlicouLTRY FK13 6PX

HARPER & STONE
ESTATE & LETTING AGENTS





35 FIR PARK

TILlicouLTRY, FK13 6PX

PROPERTY FEATURES

- Well presented 2-bedroom semi-detached home
- Centrally located in the town of Tillicoultry
- Bright lounge
- Double glazing throughout
- 2 spacious bedrooms
- Lovely garden grounds to the front and rear
- Parking for up to 4 cars
- Stunning views of the Ochil Hills
- Early viewing advised

Harper & Stone are delighted to bring to the market 35 Fir Park in Tillicoultry. Located at the foot of the Ochil Hills, this semi-detached home provides 66sqm of living space with stunning views and an ideal location in the centre of the town. The local primary school is within easy walking distance, making this an ideal family home.

Entry to the property is into an entrance hall providing under stair storage and access to the rest of the accommodation.

To the right is the bright lounge/dining room which has been neutrally decorated and includes a gas fire, providing a focal point to the room.

Adjacent to the front door is the well-equipped kitchen, providing ample upper and lower cabinets with a wood finish and modern handles. Included is an electric fan oven, 4-ring gas hob, single bowl sink and three appliances spaces for tall fridge/freezer, washing machine and dryer or dishwasher. The fridge/freezer can be left for the new owner if desired.

At the far end of the kitchen, an external door leads to the rear garden and patio area.

Heading upstairs, first on the right sits the principal bedroom which enjoys beautiful views of the Ochil hills. This room is generous in size, with space for a super king-sized bed and large wardrobe, which the vendors are happy to leave for the new owners. A built-in cupboard offers







35 FIR PARK

additional storage space.

The second bedroom is a good-sized double with views over the back garden.

Finishing the accommodation is the family bathroom which provides a 3-piece suite consisting of WC, sink with vanity unit and bath with shower and modern tile-effect wet wall. The shower has both a rainfall head and standard shower head, being practical for the whole family. There is also a heated towel rail.

Externally, the rear garden has patio spaces at the back door and also in the far corner, making the most of the south facing position. A small lawn is lined with beds for planting, providing a low maintenance garden to be enjoyed throughout the year. At the front of the property, the well-manicured space oozes kerb appeal while providing parking for up to 4 cars. Being on a corner plot, there is ample space around the property allowing

for the possibility of extending the house if desired.

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 A
EER Band TBC
Water: Mains
Sewage: Mains
Heating: Gas

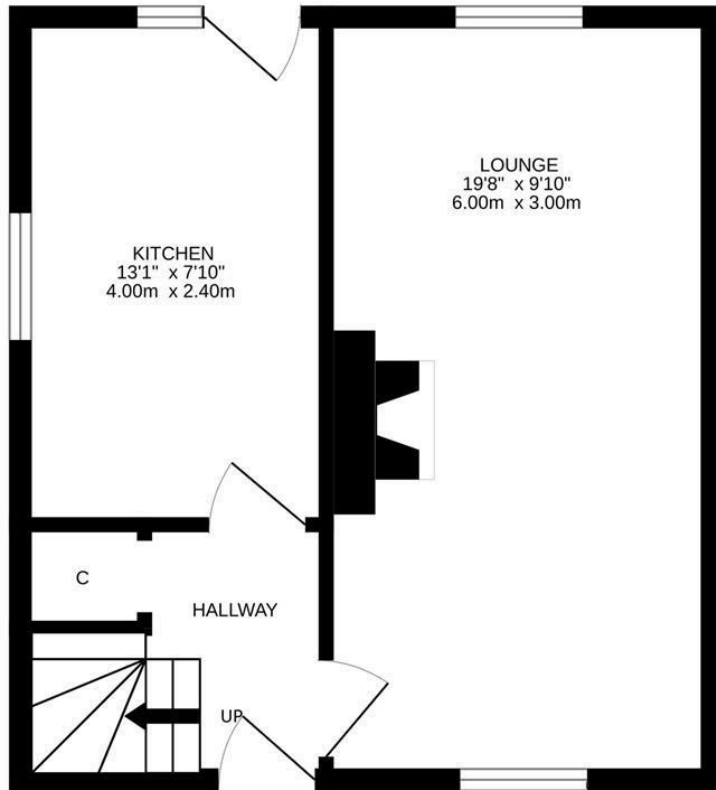
Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town

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, beauty salon and hairdressers, cafes, opticians, dentist, a variety of takeaway restaurants and local pubs. 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

