

25 MARSHALL WAY, TULLIBODY FK10 2GA

HARPER & STONE  
ESTATE & LETTING AGENTS







# 25 MARSHALL WAY

TULLIBODY FK10 2GA

## PROPERTY FEATURES

- Immaculately presented 4-bedroom detached family home
- 116sqm of modern living space
- Well-equipped fitted kitchen generously proportioned lounge
- Sunroom with French doors to garden
- Ground floor WC
- Master bedroom with en suite shower room
- 3 further double bedrooms & family bathroom
- Substantial corner plot with patio and garden
- Integral single garage & driveway for two cars

Welcomed to the market is 25 Marshall Way in Tullibody. This immaculately presented 4-bedroom detached family home of 116sqm is enviably positioned on a substantial corner plot in a quiet part of the development while enjoying stunning views of the Ochil Hills. The property is neutrally decorated throughout and is presented in walk-in condition for the lucky purchaser.

The property is presented as below:

Ground Floor: Kitchen/Breakfast Room, Dining Room, Lounge, Sunroom, WC and Understairs cupboard.

First Floor: Principal bedroom with en suite shower room, 3 further bedrooms, family bathroom, linen cupboard.

Entry to the property is into the hallway, which leads to the living areas. On the right is the kitchen, providing neutral coloured wall and base units with complementary oak worktops. The five-burner gas hob and chimney style extractor above are installed on a bank of base units comprising pan drawers with cutlery draw insert. There is an integrated dishwasher, microwave and oven as well as a Belfast-style sink beneath the rear window. There is a space for a fridge freezer and enough room for a breakfasting table. A side door opens to the rear patio and garden space.

An archway leads from the kitchen into the dining room, currently utilised as a snug but is a lovely, bright space for a more formal dining area.

Across the hall from the kitchen is the lounge and sunroom. The lounge is a generous room, with a dual-sided gas fire as a beautiful feature. Opening directly from the rear of the lounge is the sunroom, which is currently utilised as a formal dining space. French doors from here also open to the garden.











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A WC is conveniently located within the vestibule, and completing the ground floor is an understairs cupboard. Within the cupboard is another door leading to the integral garage.

The stairs provide effect lighting along the skirting and lead to the first-floor landing where the bedroom quarters are located. The principal bedroom is positioned to the front, with multiple windows allowing in natural light and built in wardrobe space providing ample storage. The en suite shower room comprises a suite of large shower cubicle, heated towel rail, as well as an integrated wash hand basin and WC unit with vanity storage. Two of the remaining bedrooms provide built in wardrobes.

The family bathroom is tiled from floor to ceiling, comprising an over bath shower and integrated vanity sink unit and WC, along with a heated towel rail. Completing the accommodation are two hall cupboards.

Externally, the driveway provides parking for two cars and the integral garage is equipped with light, power, and could house a vehicle if desired. The side and rear Indian sandstone patio and garden areas have been meticulously maintained and are a credit to the current owners. It should be emphasised that the corner plot the property occupies is substantially larger than many of the properties within the development. A delightful

summerhouse sits in one corner and there is a greenhouse which is also included in the sale.

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 F  
EER Band C  
Water: Mains  
Sewage: Mains  
Heating: Gas

Tullibody provides excellent educational facilities ranging from nurseries to Primary and Secondary schools. Benefiting from a good range of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road and the rail network providing easy travelling throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

**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.

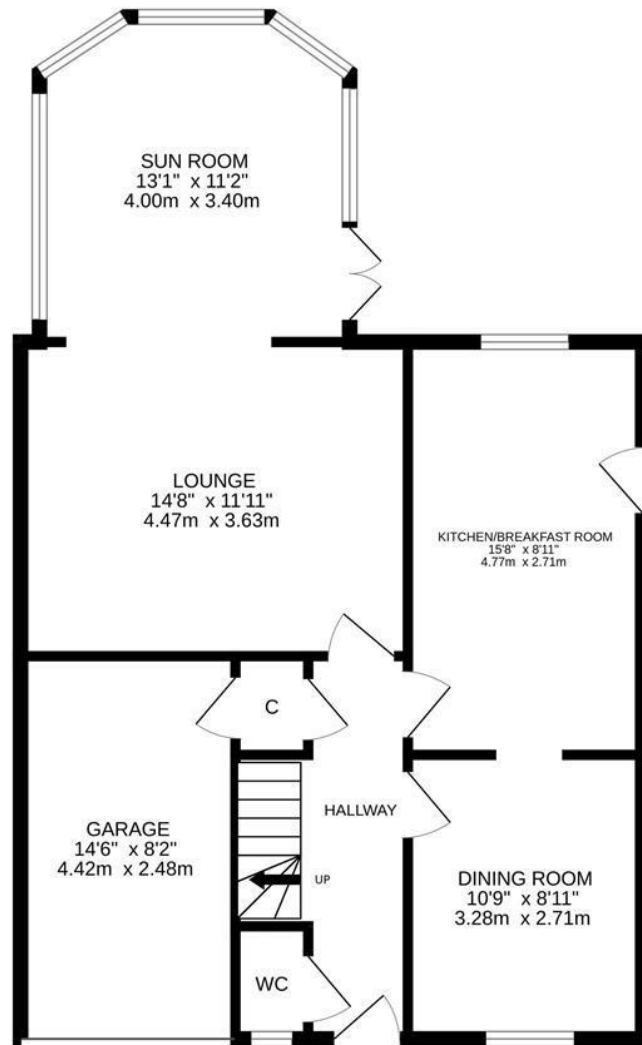








GROUND FLOOR



1ST FLOOR

