

21 BENBUCK VIEW, COALSNAUGHTON, TILlicOUNTRY FK13 6DN

HARPER & STONE  
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# 21 BENBUCK VIEW

COALSNAUGHTON, TILlicOUNTRY, FK13 6DN

## PROPERTY FEATURES

- 4-bedroom semi-detached family home
- Substantial corner plot with stunning views
- Spacious open plan kitchen/dining/living area
- Recently upgraded kitchen
- Principal bedroom with en suite shower room
- 3 further bedrooms with built in storage
- Family bathroom
- Garden, decking & patio areas outdoors
- Early viewing highly advised

Welcomed to the market is 21 Benbuck View in Coalsnaughton, a deceptively spacious 4-bedroom semi-detached family home situated on a substantial end corner plot enjoying fantastic panoramic views of the Ochil Hills. Early viewing is highly advised in order to avoid disappointment.

The split-level property is portrayed over 3 levels as described below:

Ground Floor: Open Plan Kitchen/Dining/Living Room, Family Bathroom, Cupboard

Mid-Level: Hall, Bedrooms 3 & 4, Cupboard

First Floor: Principal Bedroom with En Suite Shower Room, Bedroom 2

Entry to the property is into the vestibule, with an inner door opening to the open plan kitchen/dining/living area. Engineered oak flooring flows throughout the ground floor creating a seamless and unified space. The recently upgraded kitchen is fitted with modern wall and base units finished in gloss grey and yellow which are complemented by marble effect work surfaces. A single bowl sink with Quooker tap is an added luxury. There is a five-burner gas hob as well as a bank of units with integrated appliance bank providing an oven, two warming drawers, microwave, and coffee machine. The American style fridge freezer will be included in the sale and there is space for one under counter freestanding appliance. A central island with additional storage creates a natural separation between the areas of the room, whilst also having a practical use as a dining table.

The living area is bright and open, with French doors at the front opening to extend the living space into the garden. The views of the hills from here are stunning.









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The family bathroom is located off the ground floor hall to the rear of the living space. The bathroom provides a four-piece suite of bath with shower over, pedestal sink and WC. Adjacent to the bathroom is a useful utility cupboard.

Taking the stairs to the mid-level landing, there are two bedrooms facing the rear garden and a large storage cupboard. One of the bedrooms is a generously sized double room with a built in wardrobe and the other is a single bedroom providing a double built in wardrobe with sliding mirrored doors. From the mid-level landing, an external door provides access to the rear garden and decking area.

Taking the stairs to the first floor, there are two further bedrooms facing the front of the property. The principal bedroom benefits from an ensuite shower room with shower cubicle, pedestal sink and WC and double built in wardrobes. Bedroom 2 is a very large double room as well, with double built in wardrobes. Both bedrooms enjoy stunning views of the Ochil Hills.

Externally, the substantial corner plot has been neatly divided into different sections to enjoy throughout the day. At the front is a driveway with parking for two vehicles with additional parking available just outside the property.

Immediately from the back door is a covered patio area which can be enclosed if the weather is not cooperative. There is a hot tub here which may be purchased by separate negotiation.

A set of stairs takes you to the expansive decking area within the South facing garden, with plenty of space for alfresco dining and enjoying the outdoor. A path along the side of the property gives access to a small lawn area which is furnished with a summerhouse and rotary clothes airer.

The property also benefits from 5K solar panels which feed back into the grid.

The sale will include all fitted floor coverings, light fittings, window coverings, the American style fridge freezer and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

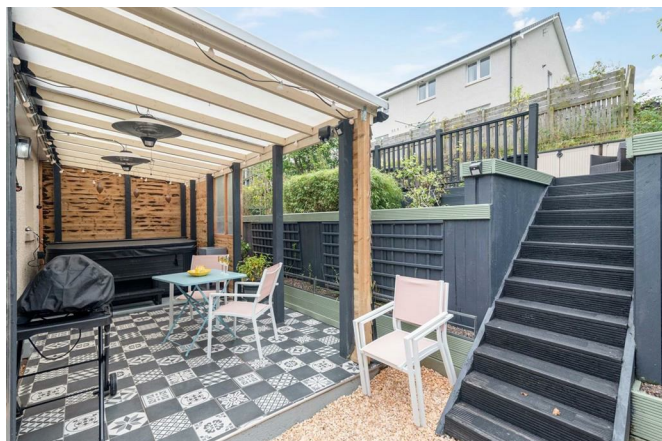
Viewings are strictly by appointment only via Harper & Stone.  
What3words Navigation: [///reply.stall.daydream](https://www.what3words.com/reply.stall.daydream)

Council Tax Band D  
EER Band B  
Water: Mains  
Sewage: Mains

Heating: Mains

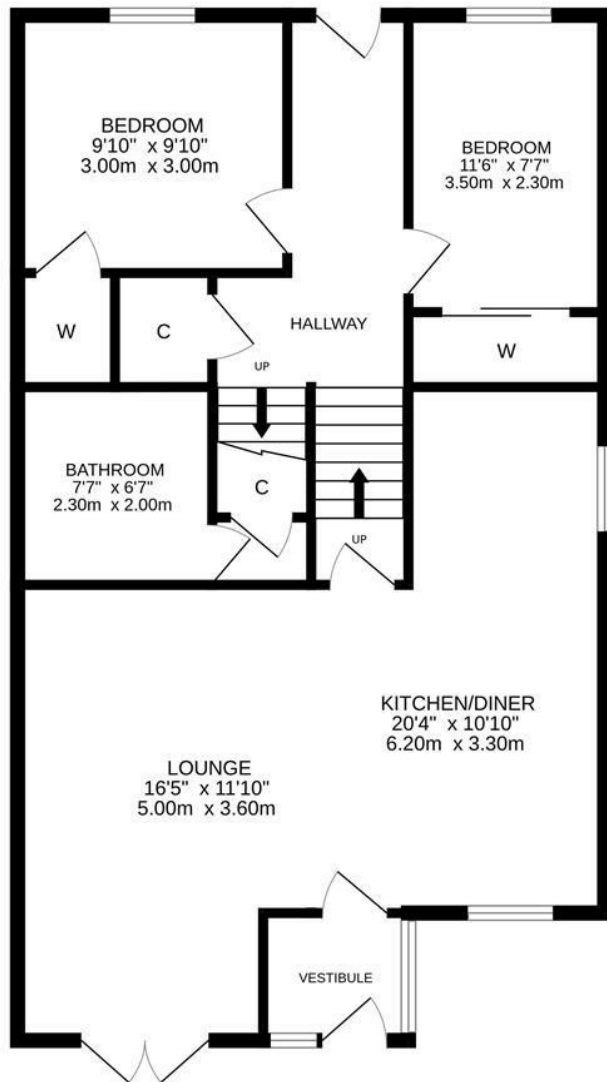
Coalsnaughton is located next to the popular nearby village of Tillicoultry, which is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is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

