

2 WALNUT PARK, TILlicOUNTRY FK13 6QY

HARPER & STONE
ESTATE & LETTING AGENTS





2 WALNUT PARK

TILlicOUNTRY FK13 6QY

PROPERTY FEATURES

- 3-bedroom semi-detached family home
- Fully renovated throughout
- Cosy, bright lounge
- Open plan modern kitchen/dining
- Contemporary family bathroom
- Stunning views of the Ochil Hills
- Substantial corner plot with low maintenance garden
- South facing patio and garden area
- Quiet location and within walking distance to schooling

Harper & Stone are delighted to welcome to the market 2 Walnut Park in the Hillfoots town of Tillicoultry. This delightful semi-detached house occupies a substantial corner plot and offers a perfect blend of modern comfort and functionality while being situated in a quiet residential part of the town, and within walking distance to the local primary school. The house is in walk-in condition, meaning you can simply unpack and start enjoying your new home from day one.

Upon entering, you'll be greeted by a beautifully renovated interior that boasts two reception room and three cosy bedrooms, ideal for a growing family or those in need of extra space. To the left of the entry is the lounge, a cosy, bright room with an electric fire on a granite hearth and wooden mantle as the focal point of the room.

One of the standout features of this property is the modern open plan kitchen/diner, which is not only stylish but also functional, making meal preparation a breeze. All the appliances within the kitchen are integrated and include a dishwasher, washing machine, fridge, freezer, gas hob with extractor above and oven. A breakfast bar provides an informal seating option and there is a dining area with sliding doors to patio and garden.

Completing the ground floor is an under stair storage cupboard.

Stairs lead to the first floor bedroom level. The principal bedroom is positioned at the front, with a double mirrored wardrobe and a lovely view of the Ochil Hills. Bedroom 2 is to the rear, also benefiting from a mirrored wardrobe, a beautiful countryside view and an outlook over the garden. Bedroom 3 is also a good sized room with an over stair cupboard for storage.

Finally, the property also features a sleek and contemporary bathroom, perfect for unwinding after a long day. There is a full-size bath with shower over, pedestal sink and WC and the tiling is a grey stone effect around the bath and a tasteful neutral wallpaper adding a modern touch.



2 WALNUT PARK

Externally, the property is lucky to be situated on a sizeable corner plot with three sections of lawn and a south facing patio area. The views are absolutely stunning, and the front garden has also been landscaped with various rock garden features, ensuring low maintenance of the external areas. The driveway allows parking for two vehicles.

Whether you're looking to relax in the comfort of your own home or explore the picturesque surroundings, this property offers the perfect opportunity to create lasting memories. Don't miss out on the chance to make 2 Walnut Park your new home - book a viewing today and experience the best of modern living in a countryside setting!

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.

What3Words Navigation:////invent.stylists.footpath

Council Tax Band D

EER Band D

Water: Mains

Sewage: Mains

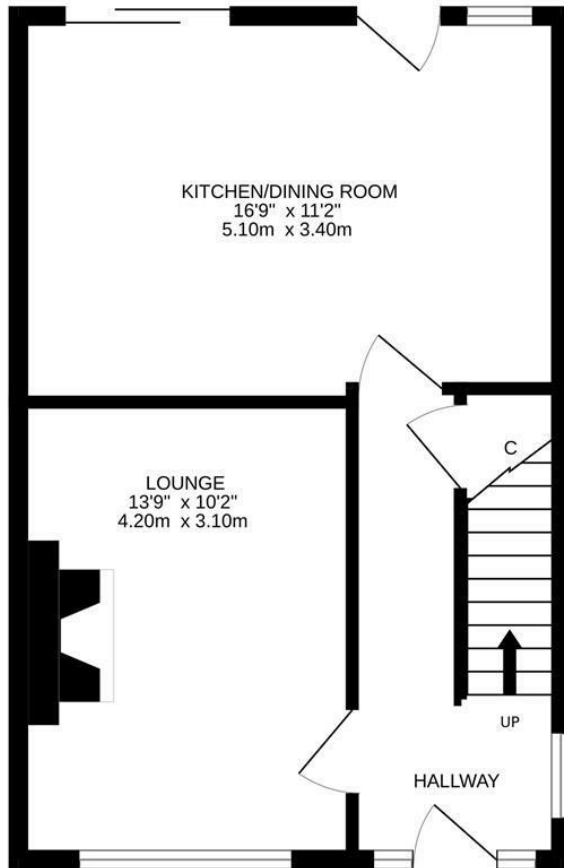
Heating: Gas

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

