

42 LETHEN VIEW, TULLIBODY FK10 2GE

HARPER & STONE
ESTATE & LETTING AGENTS





42 LETHEN VIEW

TULLIBODY, FK10 2GE

PROPERTY FEATURES

- Immaculately presented 5-bedroom detached family home
- Open plan kitchen /dining
- Separate utility with WC off
- Spacious lounge & playroom or flexible third reception room
- Master bedroom with en suite shower room
- Four further bedrooms with built in storage
- Family bathroom
- Parking for 3 vehicles & electric car charging point
- Secure rear garden

Tucked away in a quiet cul de sac in Tullibody, 42 Lethen View is a stunning detached house that offers an exceptional living experience across 142sqm of living space. This immaculately presented property boasts three well-appointed reception rooms and five bedrooms, making it an ideal home for families or those seeking extra space. The stylishly decorated interior is both inviting and modern, ensuring a comfortable atmosphere throughout. The layout is thoughtfully designed, providing ample room for relaxation and socialising. Harper & Stone are delighted to welcome 42 Lethen View to the market.

Entry to the property is through a composite front door with glazed panels into the entry hall. Grey wood-effect vinyl click flooring is laid throughout the ground floor level creating a seamless flow to the living areas.

To the left is the front-facing lounge, a beautifully decorated and generously proportioned room with windows to the front. An archway opens to the kitchen / dining area, a practically laid out open plan space. The dining area can accommodate a 4-6 seater dining table and French doors open directly to the garden. The kitchen is fitted with an extensive range of matte white wall and base units with complementary wood-effect laminate worktops. Integrated appliances include two side-by-side ovens and a four-zone induction hob. A composite sink is set beneath the window overlooks the garden. The utility room, again fitted with wall and base units and providing two appliance spaces and an additional utility sink. The back door is within the utility room. A conveniently placed WC is off the utility room.

To the right off the entry hall is the garage conversion, currently set up as a playroom, with large windows to the front and a cupboard to the rear housing the boiler. This room could also be utilised as







42 LETHEN VIEW

an additional bedroom, home office, or snug. Completing the ground floor is an under stair cupboard.

Taking the stairs to the first floor, the landing is open and airy creating a feeling of space throughout the first floor. The master bedroom faces the front and benefits from a built-in wardrobe and en suite. Stunning views of Stirling Castle, the Wallace Monument and Dumyat can be enjoyed from the window at the front. The en suite shower room has concrete effect tiles to the walls and floors and the suite comprises a corner shower cubicle with drench shower and massage jet feature, a sink with vanity storage, WC and heated towel rail. The remaining four bedrooms all provide some form of built in storage, and bedrooms 3 and 4 are both double in size.

The family bathroom is finished with tiles matching the en suite, while presenting a full-size bathtub with decorative alcove, separate shower cubicle with drench shower and massage jet feature, and integrated WC and sink unit providing vanity storage. Finally, additional storage is available within a cupboard on the landing.

Externally there is parking for two cars in the driveway at the front as well as an additional parking space opposite. An electric car

charger is installed along with CCTV and a Ring doorbell for added security. There are front and rear gardens, the rear which is a fully enclosed multilevel area and multipurpose space. Decking is laid to one side, with gravel and astroturf as well. A seating area at the top of the garden is the perfect spot to enjoy the summer evenings, capturing the sun for most of the day. There is a shed within the garden.

With its prime location and exquisite presentation, 42 Lethen View is a remarkable opportunity for anyone looking to settle in a delightful community. This home truly combines style, comfort, and practicality, making it a must-see for prospective buyers.

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.

Prospective purchasers should note that there is a Factor Fee of about £200 per annum.

Viewings are strictly by appointment only via Harper & Stone.
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Council Tax Band F

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

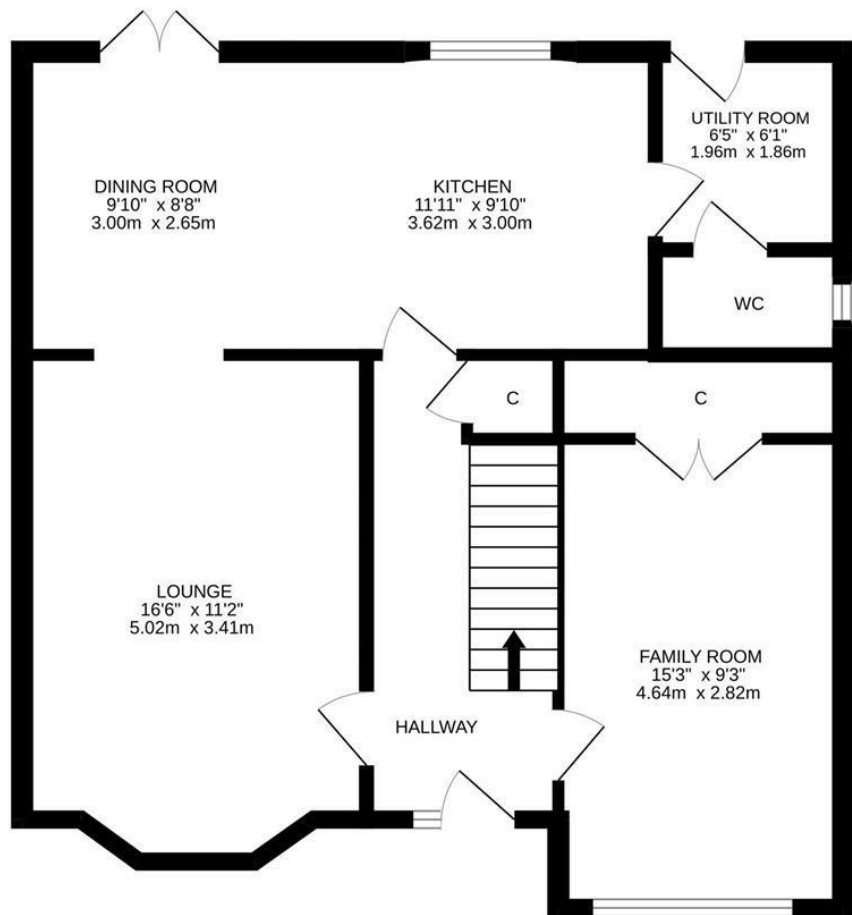
Tullibody provides excellent educational facilities ranging from nurseries to Primary and Secondary schools. Benefiting from a good range of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road and the rail network providing easy travelling 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

