

8 BARD'S WAY, TILlicOUNTRY FK13 6RR

HARPER & STONE
ESTATE & LETTING AGENTS





8 BARD'S WAY

TILlicOUNTRY, FK13 6RR

PROPERTY FEATURES

- Beautifully presented 4-bedroom family home
- Flexible living space over 163 sq. meters
- Modern garden extension with wood burning stove
- Large family kitchen with separate utility room
- Stunning conservatory with views of the Ochil hills
- Principal bedroom with en-suite shower room
- Master bathroom with jacuzzi bath
- Parking for multiple cars plus double garage
- Early viewing recommended

Harper & Stone are delighted to welcome you to this stunning property located at 8 Bard's Way, Tillicoultry, perfectly situated at the foot of the picturesque Ochil Hills. This charming house offers an abundance of space and comfort, featuring four well-proportioned bedrooms and three modern bathrooms, making it an ideal family home. The large corner plot enhances the property's appeal, offering a sense of privacy and a wonderful outdoor space for children to play or for hosting gatherings with friends and family.

As you enter the property, you are greeted by a bright and spacious hallway from where the accommodation flows. This space includes a large cloak cupboard and two further storage cupboards with one housing the electrics.

To the right as you enter is bedroom 4, a lovely bright room, complete with built-in wardrobe. This room is currently being utilised as a home office. Bedroom 3 is to the rear of the property, a good-sized room with a fitted wardrobe and a view to the back garden.

A formal lounge sits to the front of the property and includes an inset multi fuel stove, creating a cosy place to relax in the evening. From here there is access to the lovely conservatory which enjoys an outlook to the surrounding garden and up to the Ochil hills. This room also enjoys access to the garden through double doors, opening to a south facing patio area.

The large kitchen features ample wall and base units in a cream gloss finish, stainless steel sink and Karndean flooring. The worktops are made of eco-friendly quartz with copper inserts made from recycled old electrical equipment. Integrated appliances include electric fan oven, combi oven/microwave with warming drawer, 5-burner induction hob and fridge/freezer. A breakfast bar provides seating for 3-4 people. A further two appliance spaces are available in the utility room, as well as another sink with drainer and ample storage.

Leading from the kitchen, you enter the modern extension, housing the family room: a beautiful, bright space featuring a large wood burning stove. Bi-fold doors open to composite decking that wraps around the room bringing a connection to the outside space. This open plan kitchen/family room really is the hub of the home, creating a space to bring the whole family together.

Completing the downstairs accommodation is a downstairs shower room comprising walk in shower, vanity sink, heated towel rail and WC.



8 BARD'S WAY

Upstairs, you will find the main family bathroom which offers a jacuzzi bath, vanity sink, heated towel rail and WC. A tranquil space to relax after a long day.

Bedroom two is generously proportioned, featuring two double fitted mirrored wardrobes. Finally, the principal bedroom is a beautiful, big room featuring a window seat with hidden storage- a great spot to sit and admire the views across the Ochil hills. Two double fitted mirrored wardrobes provide more than enough storage, while the en-suite provides ample cupboard space and includes a shower, WC, sink and heated towel rail.

Externally, the corner plot allows for a wrap-around garden, creating different spaces in which to make the most of the sun. The garden itself is beautifully landscaped, with mature shrubs throughout giving lots of privacy and featuring both a deck and patio on which to sit and relax or entertain. At the back of the property, there is a rotary clothes rail and to the side, a wood store. It should be noted that the windows, soffits and internal doors have all been replaced within the last three years. The double garage features two up-and-over doors, power, lights, and a sink with hot and cold running water. The property also features 3.6KW solar panels which are linked to a 6KW lithium home battery system situated in the garage. The monobloc driveway provides ample parking for up to 4 cars.

This property is a real gem, immaculately presented and in walk-in condition. Don't miss the opportunity to own this stunning family home in the heart of the Ochils.

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 Mains

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.





