

4 BELMONT DRIVE, TILlicOUNTRY FK13 6QA

HARPER & STONE  
ESTATE & LETTING AGENTS







# 4 BELMONT DRIVE

TILlicOUNTRY, FK13 6QA

## PROPERTY FEATURES

- 3-bedroom detached bungalow Circa 1970
- Ideally located close to local amenities
- Stunning views of the Ochil hills
- Approximately 95 square meters of flexible living space
- South facing rear garden
- Parking for multiple cars
- Single detached garage
- No chain
- Early viewing highly advised

Nestled in the charming area of Tillicoultry, Harper & Stone presents a delightful opportunity to acquire a spacious detached bungalow at 4 Belmont Drive. This well-appointed property boasts approximately 95 square metres of flexible living space, making it ideal for families or those seeking a comfortable retirement home.

The front door of the property leads into one of three reception rooms in the home, however there is also a side entrance next to the driveway which offers access via a porch, allowing flexibility on how you use the space. The main hallway gives access to the rest of the accommodation; on your right is bedroom two, a double bedroom featuring fitted wardrobe. On your left is the smallest bedroom, perfect for a single bed, or would be ideally suited as a home office.

Next on the left is the main bathroom featuring accessible walk-in double shower, WC, sink with vanity unit and a mirrored cabinet. This room is fitted with a wet wall finish, allowing for easy cleaning and maintenance. Across from the bathroom is the main bedroom, a king-sized bedroom including a fitted wardrobe. This room also enjoys lovely views up to the local Hills.

At the end of the hallway is the main lounge which faces north towards the hills, with the floor to ceiling windows making the most of the lovely views. An electric fireplace is a lovely feature to the room. This room looks out to the front garden of the property, which is well manicured with established shrubs creating extra privacy.

Also available in the hallway is large airing cupboard containing the electric fuse box and ample storage. The loft hatch can also be found here, offering extra storage with ladder access.

Towards the back of the property, you enter a second lounge which could also be utilised as a dining room. This space features sliding patio doors leading out to the lovely south facing rear garden from where a beautiful red Acer can be admired. The outlook continues beyond the garden taking in the countryside to the south.

From here you enter the kitchen, which has ample upper and lower cabinets with integrated appliances including an electric fan oven and 4-burner gas hob. The space includes a further three appliance spaces including for a slimline dishwasher with the boiler also situated here. The side-door porch sits off the kitchen and allows easy access to the driveway.





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One of the standout features of this home is its south-facing rear garden, which offers an abundance of natural light and views to the surrounding countryside. The garden features both lawn and patio, creating different areas in which to enjoy the surroundings. A detached single garage features electric up and over doors to the front and an additional side door entrance. The garage also features power, lighting and a window allowing natural light to flow in. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the serene surroundings. Additionally, the property provides parking for up to three vehicles, a rare convenience in residential areas.

Whether you are looking to settle down in a peaceful community or seeking a family home with room to grow, 4 Belmont Drive is a property that should not be missed. Early viewing is highly recommended.

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.

<https://w3w.co/builders.screeches.supporter>

Council Tax Band F  
EER Band D  
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.



