

7 BARD'S WAY, TILlicOUNTRY FK13 6RR

HARPER & STONE
ESTATE & LETTING AGENTS





7 BARD'S WAY

TILlicOUNTRY, FK13 6RR

PROPERTY FEATURES

- Beautifully presented 4 bedroom family home Circa 2002
- Highly desirable residential location
- Flexible living space over approximately 162 square meters
- Large family dining/kitchen
- Principal bedroom with en-suite shower room
- Private garden to the rear
- Double garage with off road parking for 2 vehicles
- Stunning views of the Ochil Hills and surrounding countryside
- Early viewing recommended

Harper & Stone are delighted to welcome you to this lovely property located at 7 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 two bathrooms, making it an ideal family home. Sitting at the top of this sought after estate number 7 benefits from stunning views of the surrounding countryside and beyond.

The Accommodation is presented as below:

Ground Floor: Entrance Hallway, Lounge, Open Plan Kitchen/Diner, Two Bedrooms, Shower Room and Utility Room.

First Floor: Upper Landing, Principal Bedroom with Ensuite Bathroom, and Further Bedroom.

Upon entering the welcoming L shaped hallway, the lower living flows seamlessly. On the left glass panelled double doors open to the lounge with front facing bay window. The ornamental fireplace with dark plinth and contrasting light coloured mantle create a lovely focal point to the room. A single door leads to the spacious dining/kitchen. This functional open plan area is a hospitable functional family space which works for daily family living or entertaining guests alike. The kitchen has a good selection of wall and base units, integrated appliances include a gas hob, electric oven, microwave oven, dishwasher and extractor fan. There is space for a large free standing American style fridge freezer. The dining area has patio doors opening onto a decked patio bringing the outside in during the summer months. Returning to the hallway is the Family shower room offering shower, pedestal sink and WC. Bedrooms 3 and 4 sit at the end of the hallway on opposite sides, with bedroom 4 facing the rear of the property. Completing the lower living is the Utility Room with further storage, single sink, appliance space and access to the side of the property via the back door.

Heading upstairs are 2 generously sized double bedrooms. The Principal bedroom is particularly spacious and features a charming reading nook, fitted wardrobes, and a luxurious en-suite bathroom. The bathroom presents







7 BARD'S WAY

bath, shower, vanity sink with storage and WC. Bedroom 2 is rear-facing and benefits from fitted wardrobes, offering ample storage. The upper landing has been cleverly transformed into an office/study area, making it an ideal space for remote working.

Externally there are garden grounds to the front side and rear, bounded by a combination of fencing and stone walls. The front garden is laid to lawn alongside the monobloc driveway which leads to the integral double garage featuring up and over door and both light and power. The back garden boasts the beautiful backdrop of the Ochil Hills, with their ever-changing hues and towering grace are a timeless testament to Mother Nature's creativity. The 2 tiers create various seating options to maximise the use of this wonderful garden. A raised decked veranda offers a super entertaining space, or to sit and relax after a long day with a well-deserved sun downer.

With its spacious layout and prime location, 7 Bard's Way is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. This property is not just a house; it is a home where memories can be made and cherished for years to come.

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.

Please note that Number 7 Bard's Way is positioned at the top of the estate.

Navigation:///hologram.ferried.precluded

Council Tax Band F

EER Band C

Water: Mains

Sewage: Mains

Heating: Gas

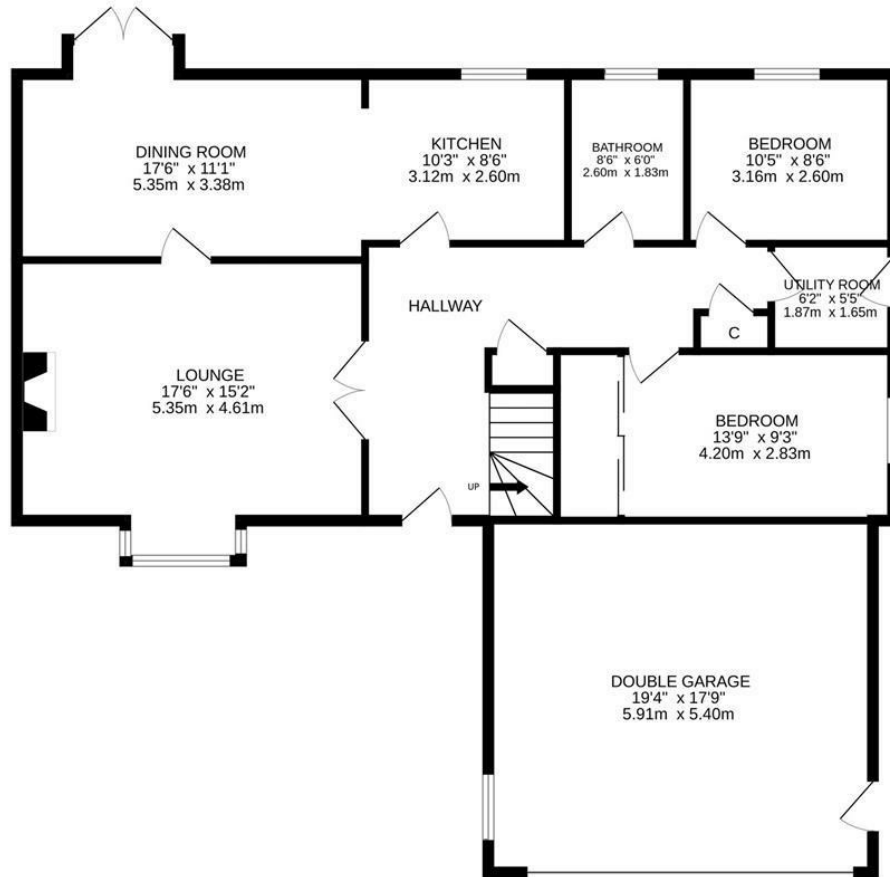
Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. 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

