

2 MIDDLETON COTTAGE, SHILLINGHILL, TILlicoultry FK13 6BB

HARPER & STONE
ESTATE & LETTING AGENTS





2 MIDDLETON COTTAGE, SHILLINGHILL

TILlicouLTRY, FK13 6BB

PROPERTY FEATURES

- 2-bedroom semi-detached cottage Circa 1880
- Stunning views to the Ochil Hills
- Well-appointed kitchen
- Large, bright lounge
- Large bathroom with claw-foot bath
- Lovely rear garden including summer house and orchard
- Ideally located for access to local walking routes
- Close to all local amenities
- Chain-free position

Nestled at the foot of the picturesque Ochil Hills in Shillinghill, Tillicoultry, this charming semi-detached house offers a delightful retreat for those seeking a character property close to amenities. Harper & Stone are delighted to present to the market 2 Middleton Cottage, featuring two well-proportioned bedrooms, a welcoming reception room, and a modern bathroom, making it an ideal home for first time buyers and small families alike.

Entry into the property is through a solid wood front door to the ground floor hallway which opens to the kitchen on the left. The kitchen provides ample upper and lower Shaker style cabinets in a light green with complementary wood-effect countertops. Open shelving adds to the country-style feel of the space. The lounge/dining room is a good space offering windows on both sides which allows the space to flood with light and offers a stunning view up to the hills at the back of the property. This L-shaped room provides a space tucked away that could be used as a home office or reading nook. There is a good-sized storage cupboard utilising the under-stair space and built in bookshelves.

Taking the stairs to the first floor, there are two bedrooms and a bathroom. Both bedrooms are front facing, enjoying the South sun throughout the day, with the master bedroom enjoying windows to both the front and rear making the most of the lovely views. The principal bedroom is to the left, providing a shelved cupboards and enough space for a double bed and bedroom furniture. The bathroom sits adjacent to bedroom 2, fitted with a 4-piece suite including a clawfoot bath with panelling behind, a separate corner shower cubicle, traditional high-level cistern WC and chrome washstand with basin.

Externally, the property makes the most of the beautiful surroundings with a lovely rear garden in which to enjoy those stunning views of the Ochil Hills. The garden itself is laid to lawn to either side of a path leading to a drying green. To the west of the garden, a wooden fence hides a tranquil and private area, boasting a quaint brick summer house that provides a perfect spot for relaxation or entertaining guests. Additionally, the small orchard adds a touch of greenery and offers the potential for homegrown produce. At the front there is on-street parking available and a small, shared patio area with planting along the borders, enclosed by a gate.



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This property is ideal for those who appreciate the great outdoors, with the location providing easy access to local walking routes, allowing residents to explore the natural beauty of the area at their leisure. Early viewing 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/muddle.verdict.hothouse>

Council Tax Band C

EER Band TBC

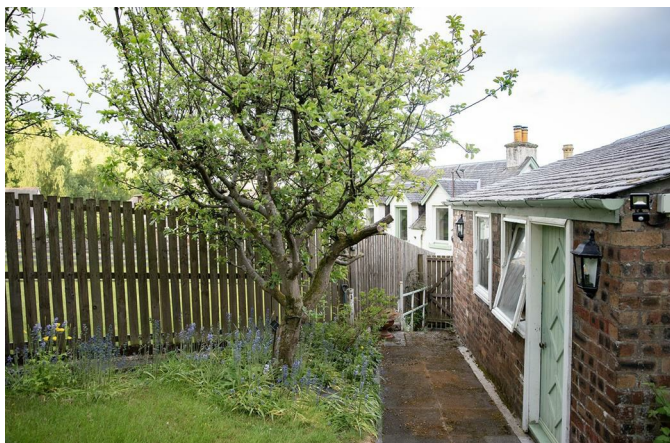
Water: Mains

Sewage: Mains

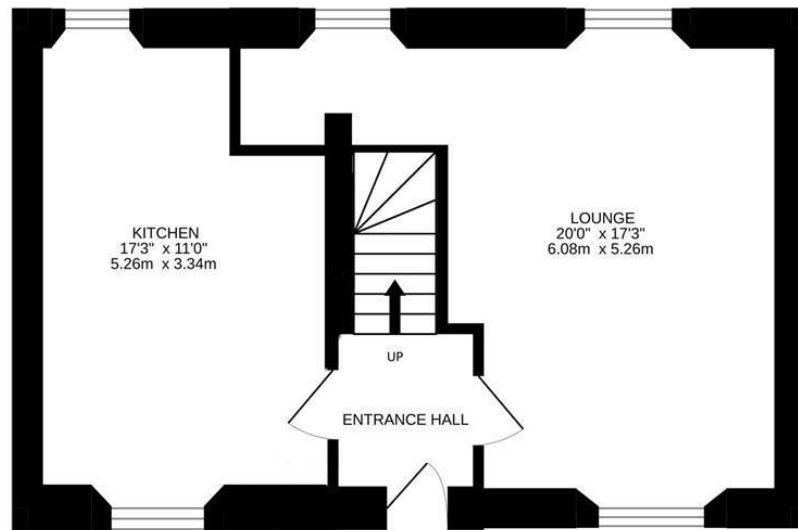
Heating: Gas Mains

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.



GROUND FLOOR



1ST FLOOR

