

9 KEIRFOLD AVENUE, ALLOA FK10 3BE

HARPER & STONE
ESTATE & LETTING AGENTS





9 KEIRFOLD AVENUE

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PROPERTY FEATURES

- Delightful 3 bedroom bungalow Circa 2003
- Perfectly cited, offering stunning view of the Ochil Hills
- Approximately 104 square meters of flexible living space
- Immaculately presented throughout to the highest of standards
- Principal bedroom with ensuite shower room
- Beautifully landscaped South facing garden
- Attached single garage and private parking
- Close to local amenities
- Prompt viewing essential

Nestled within the small town of Tullibody set between the Forth and Devon Valleys. Harper & Stone are thrilled to offer this delightful, detached bungalow that offers a perfect blend of comfort and style. Built in 2003, this immaculately presented property spans an impressive 104 square meters of flexible, modern living. This welcoming home presents 3 well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly managed. One of the standout features of this property is the stunning views of the Ochil Hills, which can be enjoyed from various vantage points within the home. The picturesque landscape adds a touch of tranquillity and beauty to everyday life, making it a truly special place to reside.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge, Kitchen/Dining Room, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Bathroom.

Entering the property the welcoming hallway provides access to all rooms. To the right is the Lounge featuring a recessed picture bay window to the front and patio doors to the rear allowing the daylight to flood through the space. There is a feature electric fireplace adding a cozy feel to the room, the chimney has been left open to allow a real fire/gas option. The beautiful Kitchen/Dining Room is a welcoming, functional space. The kitchen offers an excellent selection of wall, base and display units in a cream Shaker style with complementary work tops. Integrated appliances include Induction hob, electric oven, microwave, slimline dishwasher, fridge-freezer and space for 2 freestanding appliances. The breakfast bar offers a more relaxed dining option. The Dining space is currently utilised as a relaxing games area with pool table, this demonstrates the flexibility of the room.

Returning to the hallway the Principal Bedroom again is a versatile front facing room with fitted wardrobes. The present owner has cleverly created a discreet work station which does not detract from the chic presentation of







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the room. The ensuite Shower Room offers a large walk in shower, vanity sink with storage, heated towel rail and WC. Bedroom 2 is a generous rear facing double room with fitted storage. Bedroom 3 is also rear facing with a recessed desk/dressing table. Completing the accommodation is the Family Bathroom which offers bath with hand held shower, pedestal sink and WC, a perfect place to relax after a busy day.

Externally there are private garden grounds to the front, side and rear of the property bounded by timber fencing. Off street parking is available to the side of the property on a private driveway. The garden to the rear is a South facing oasis which attracts the sun from morning until dusk. It is low maintenance and feature a combination of a decoratively slabbed patio, raised border with mature shrubbery and a decked section ideal for outdoor entertaining. This outdoor area really has been well thought out providing a wonderful, calm and relaxing experience for the new owners to enjoy. There is a single semi-detached garage to the side of the house with up and over door, light and power.

The combination of modern amenities, spacious living areas, and breath taking views makes this bungalow a rare find in the market. In summary, 9 Keirfold Avenue is not just a house, it is a home that promises comfort, convenience, and a connection to nature. This property is a must see for

anyone looking to settle in a peaceful yet vibrant community.

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.

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Council Tax Band E
EER Band C
Water: Mains
Sewage: Mains
Heating: Mains

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.





