

3 LADY ANN GROVE, TILlicOUNTRY FK13 6RF

HARPER & STONE
ESTATE & LETTING AGENTS





3 LADY ANN GROVE

TILlicOUNTRY, FK13 6RF

PROPERTY FEATURES

- 3 bedroom semi detached home Circa 1975
- Fantastic development opportunity
- Approximately 93 square metres of flexible living
- Highly desirable residential location
- Stunning views of the Ochil Hills
- Private driveway and ample parking
- Ideal for first time buyers
- Close to local amenities
- Early viewing strongly advised

Harper & Stone are delighted to present to the market 3 Lady Ann Grove, a well proportioned three bedroom semi-detached villa offering superb potential as a first-time buyer purchase or development project. Located in a peaceful cul-de-sac setting within the popular Clackmannanshire village of Tillicoultry, this home presents an ideal opportunity for those looking to modernise and create a home tailored to their own tastes.

The Accommodation is offered as below:

Ground Floor: Entrance Hallway, Living Room, Dining Room, Kitchen and Cloakroom.

First Floor: 3 Bedrooms and a Bathroom

A welcoming hallway gives access to all lower accommodation, including a spacious front facing lounge with a large picture window allowing for excellent natural light. Adjacent lies a dining room which sits to the rear of the property.

The kitchen is also accessed from the hallway and is fitted with a range of base and wall units, offering space for two free standing appliances and a small breakfast bar. A glazed door provides direct access to the rear garden.

A guest Cloakroom is located off the hallway, and under stairs storage provides additional practicality.

Heading upstairs three well sized bedrooms are accessed from a central landing, all of which benefit from fitted storage. The principal bedroom enjoys a bright aspect. The second double bedroom and third bedroom offer flexibility for families, guests or home working. A family bathroom with three piece suite completes the upper level.

Externally The property benefits from private gardens to both front and rear, with the rear garden offering scope for landscaping, patio development or extension subject to relevant permissions. Off street parking is available on the driveway at the front of the property.

This is a fantastic blank canvas for buyers looking to design and personalise a home, or for developers seeking a well located project in a popular residential area.

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.



3 LADY ANN GROVE

Viewings are strictly by appointment only via Harper & Stone.

Navigation:///releases.erupted.anguished

Council Tax Band D
EER Band C

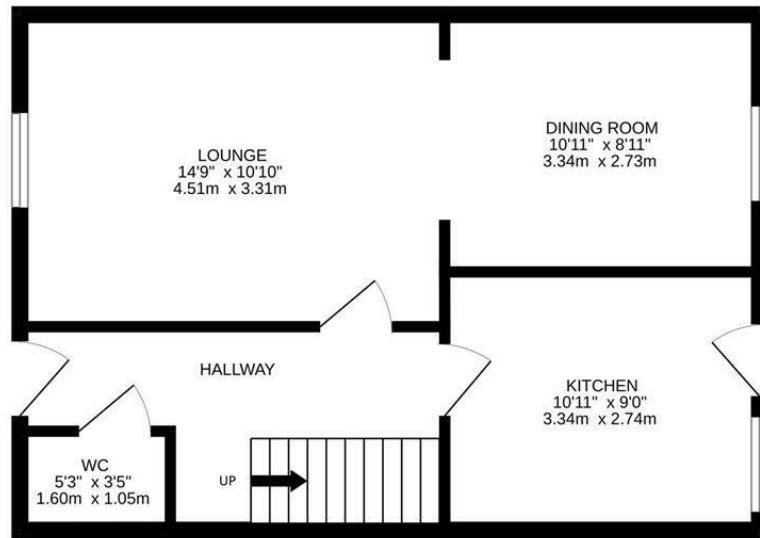
Water: Mains
Sewage: Mains
Heating: Gas

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, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. 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

