

1 ARMOUR PLACE, TILlicOUNTRY FK13 6RW

HARPER & STONE
ESTATE & LETTING AGENTS





1 ARMOUR PLACE

TILlicOUNTRY, FK13 6RW

PROPERTY FEATURES

- Attractive detached 3 bedroom family home positioned within a peaceful and established residential setting Circa 2000
- Close to local amenities and schooling
- Three well proportioned bedrooms and two shower rooms, complemented by a bright conservatory offering additional living space
- Extending to approximately 109 square metres of versatile accommodation arranged over two levels
- Well appointed cream Shaker style kitchen, with room for a table and chairs
- Generous principal bedroom benefitting from an ensuite shower room
- Mature private gardens to the front and rear, providing space for relaxation and outdoor enjoyment
- Attached single garage and monobloc driveway offering off street parking
- Prompt viewing recommended

Harper & Stone are delighted to bring to the market this superb, detached family home, offering flexible accommodation over two levels. Situated in a quiet residential pocket of Tillicoultry, the property benefits from generous proportions, a conservatory, and a monobloc driveway. With a layout extending to approximately 109 square metres, this home provides versatile living for modern family life.

The accommodation is presented as below:

Ground floor: Dining Room, Internal Hallway, Lounge, Kitchen/Diner, Bedroom, Shower Room and Conservatory.

First floor: Internal Hallway, Principal Bedroom with Ensuite Shower Room and a Further Bedroom.

On entering the property, you are welcomed directly into the dining room, which flows naturally into the conservatory. This bright and versatile space features both French doors and a single door providing access to the rear garden. At the far end of the hallway is the lounge, an inviting room with a front facing bay window and a living flame gas fire forming a lovely focal point.

The kitchen is well appointed with a good selection of cream Shaker style wall and base units, complemented by contrasting wood effect work surfaces. Integrated appliances include a fridge freezer, alongside a freestanding Cannon gas cooker, with space for an additional freestanding appliance.

Also on the ground floor is bedroom 3, a light and bright front facing room, together with a three piece shower room comprising a walk in shower, corner sink, and WC.

Upstairs, the principal bedroom is a generous front facing double, enhanced by a large fitted wardrobe and an ensuite shower room offering shower, vanity sink with storage, and WC. The second bedroom is also a well proportioned double, positioned to the rear of the property. Completing the upper level is a sliding door leading to ample eaves storage.

Externally, the property sits on a corner plot with garden grounds surrounding the building. The rear garden features a tiered layout with a lawned area, complemented by well stocked borders hosting mature shrubs and hedging. A monobloc driveway provides private off street parking and leads to the attached single garage.

1 Armour Place presents an excellent opportunity to acquire a spacious and versatile family home in a peaceful residential setting. With flexible accommodation, private gardens, and convenient parking, this property is certain to appeal to a wide variety of buyers. Early viewing is highly recommended.



1 ARMOUR PLACE

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

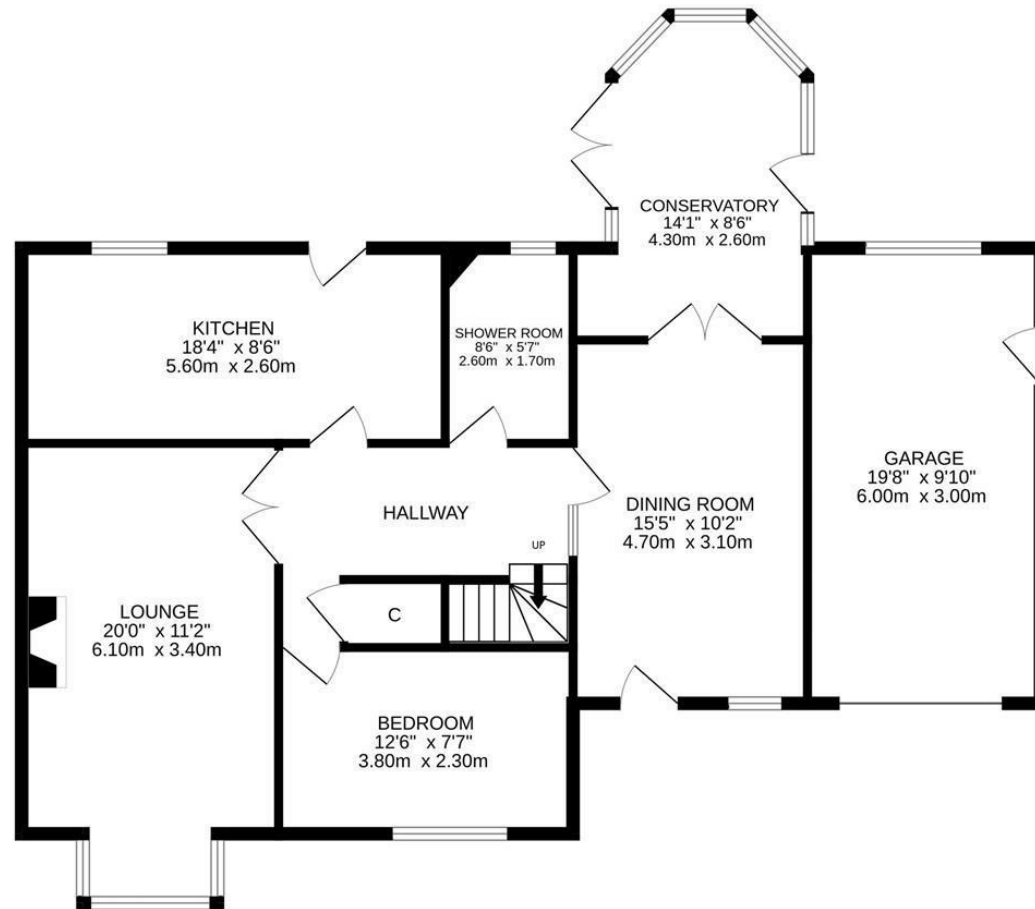
Water: Mains
Sewage: Mains
Heating: Gas

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. Tillicoultry is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 25 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

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

