

19 WILLISON CRESCENT, TILlicoultry FK13 6NZ

HARPER & STONE
ESTATE & LETTING AGENTS





19 WILLISON CRESCENT

TILlicOUNTRY, FK13 6NZ

PROPERTY FEATURES

- 2 Bedroom terraced house circa 2001 located in the popular town of Tillicoultry
- Approximately 64 square meters of living space
- Beautifully presented throughout
- Well appointed kitchen/dining room
- Two good sized bedrooms with built-in storage
- Private south facing enclosed garden
- Mono bloc driveway for 1 car
- Stunning views of the Ochil Hills
- Within easy walking distance of Tillicoultry Primary School
- Early viewing strongly advised

Harper & Stone are thrilled to introduce 19 Willison Crescent, a charming two bedroom terraced house that perfectly blends style with comfort. Whether you are a first-time buyer or looking to downsize, this delightful home is a fantastic opportunity. Located in the peaceful and sought after village of Tillicoultry in Clackmannanshire, the property is beautifully presented by its current owners, who have carefully curated each detail to create a welcoming, stylish space.

Upon entering, you are greeted by a bright and airy vestibule, which leads you to the stairs and into the spacious living room. This inviting space boasts breath taking views of the Ochil Hills and features corning that adds character and charm. The room also features an under-stair storage cupboard, perfect for keeping things organized.

The tastefully designed kitchen is a real highlight, with elegant dado railing and engineered hardwood flooring that enhances its warmth. There is plenty of room for a dining table, making it the ideal spot for family meals or entertaining guests. There is a selection of wall and base units, integrated appliances include a gas hob, electric double oven and slimline dishwasher. Space is provided for a freestanding fridge-freezer and washing machine, providing everything you need for modern living.

The kitchen also offers direct access to the garden via a sliding patio door, blending indoor and outdoor spaces seamlessly.

Heading upstairs, the principal bedroom is a serene retreat, offering fantastic views over the Ochil Hills. It also comes with built-in wardrobes and a beautifully panelled feature wall. Bedroom two is equally charming, with decorative panelling, lovely views into the back garden, and built-in wardrobes.

The well-proportioned family bathroom is both functional and stylish, featuring a bath with an overhead shower, a modern sink, and WC. An airing cupboard is conveniently located on this floor, perfect for additional storage.

Externally the secure back garden, accessible via sliding glass doors from the kitchen, is a peaceful haven. The space is partially decked and paved, with a wooden canopy providing a cosy spot to enjoy the outdoors. The garden overlooks trees at the rear of the property, ensuring a private and tranquil atmosphere, and there is also access via a small lane for bin collection.

To the front of the property, there is a shared mono bloc driveway, with number 19 having its own space for one vehicle. The front also features a small lawn, adding to the home's curb appeal.



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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.

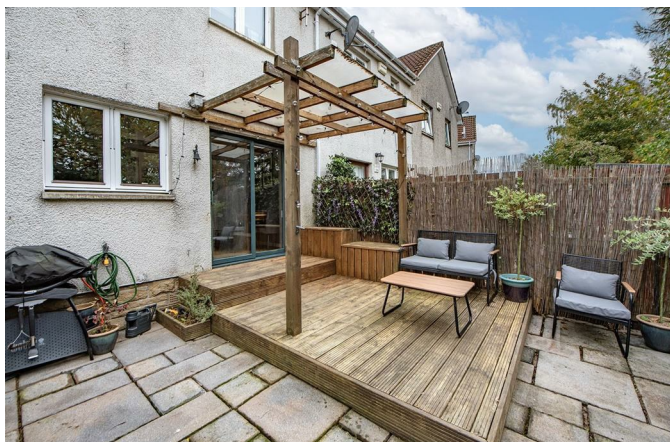
Viewings are strictly by appointment only via Harper & Stone.

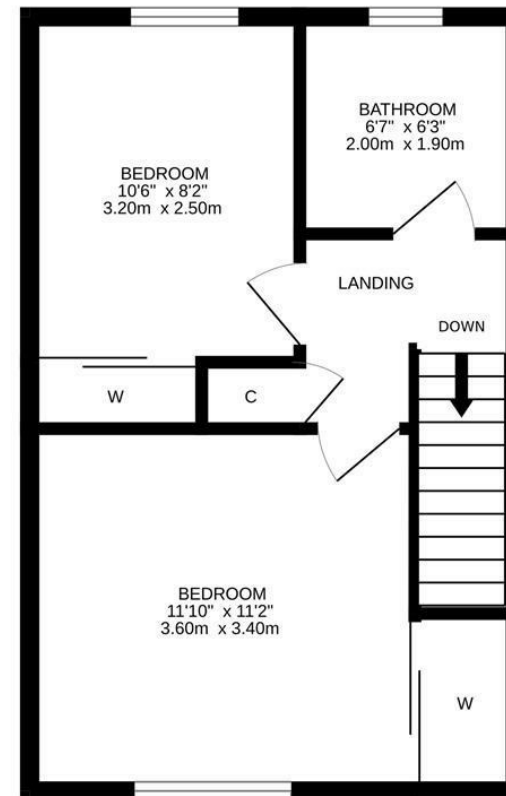
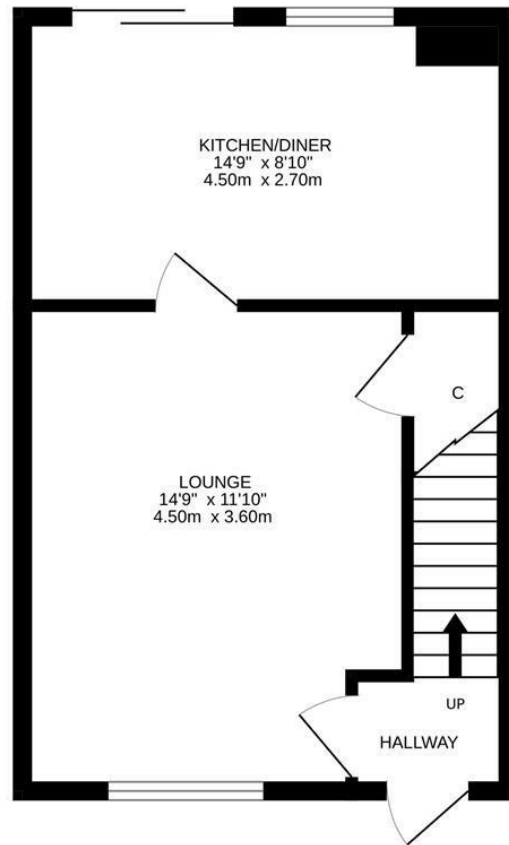
Council Tax Band D
EER Band C

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, 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Photography and Plan by Mike Dow Photography