

59 HAREBURN ROAD, TILlicoultry FK13 6DA

HARPER & STONE
ESTATE & LETTING AGENTS





59 HAREBURN ROAD

TILlicOUNTRY, FK13 6DA

PROPERTY FEATURES

- 2 Bedroom upper floor flat Circa 1965
- Private entrance to property
- Approximately 85 square meters of living space
- Bright lounge with open views of countryside
- Separate cloakroom and bathroom
- Peaceful village setting
- Ideal re-development opportunity or first time buyer opportunity
- Close to all local amenities
- Early viewing recommended

Harper & Stone are delighted to present to the market 59 Hareburn Road, a spacious and versatile two bedroom first floor flat offering an ideal prospect for a first time buyer or development opportunity. Providing approximately 85 square metres of accommodation, this appealing property represents an exciting opportunity to create a truly special home within a peaceful village setting.

Upon entering, a welcoming vestibule provides access to the main staircase leading to the first floor. This bright and airy space benefits from excellent natural light and includes a useful storage area, ideal for coats and shoes. Ascending to the first floor, you are greeted by a generous hallway that sets the tone for the home. Off the hall, there is a convenient cloakroom fitted with a wash hand basin and WC as well as an additional storage cupboard. The kitchen is a particularly spacious room, brimming with potential to be transformed into a warm and inviting hub of family life. From here, you can enjoy lovely views towards the Ochil Hills, adding a picturesque backdrop to daily living.

The lounge is positioned to the rear of the property and enjoys tranquil views across the surrounding countryside. Character features, including an original storage cupboard and a feature fireplace, add charm and personality to the space. From the lounge you are led into a bright and airy area that would make an ideal dining room, easily accommodating a large dining table for entertaining or family meals.

The principal bedroom is generously proportioned and offers open views across the local countryside. It benefits from two built-in storage cupboards, one currently housing the boiler and comfortably accommodates a king-sized bed. The second bedroom enjoys beautiful views up towards the Ochil Hills and is equally well proportioned, making it perfect for guests, family, or a home office. The main bathroom is fitted with a three-piece suite comprising a bath, hand basin, and WC.

Externally there is a small garden to the front of the property and a larger garden at the rear. There is parking at the back although it is not allocated.

Overall, 59 Hareburn Road presents a wonderful opportunity to acquire a private first-floor flat with stunning views and exceptional potential. While the property would benefit from modernisation, its generous layout, charming character, and idyllic location make it a rare find for those wishing to put their own stamp on a home. Early viewing is highly recommended to fully appreciate the potential on offer.

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.



59 HAREBURN ROAD

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band B
EER Band E

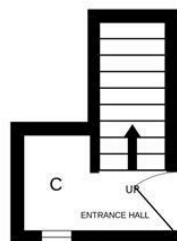
Water: Mains
Sewage: Mains
Heating: Electric Storage Heaters

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

