

FREEHOLD



House - Detached

4 BEECHWOOD GARDENS, TILlicOUNTRY, FK13 6RH

Offers over

£300,000

FEATURES




GOLDEN TREE ESTATES
SALES & LETTINGS

3 Bedroom House - Detached located in Tillicoultry

Nestled in a peaceful cul-de-sac in the highly sought-after town of Tillicoultry, this beautifully presented three-bedroom detached home offers the perfect blend of comfort and convenience. The property features a bright and spacious lounge with view over the Ochill Hills, a modern fitted kitchen with ample storage along with a separate utility room, and a dining area ideal for family meals or entertaining. A standout feature is the flexible downstairs layout, which includes a well-proportioned bedroom and a convenient shower room. Upstairs, you'll find two further generously sized bedrooms and a stylish family bathroom. The home also benefits from an integral garage, a private driveway, and a well-maintained rear garden, offering excellent outdoor space. Located close to local amenities, schools, and transport links, this fantastic home is not to be missed

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Council Tax Band
E

Approximate Gross Internal Area (Including Garage) = 144.6 sq m / 1556 sq ft

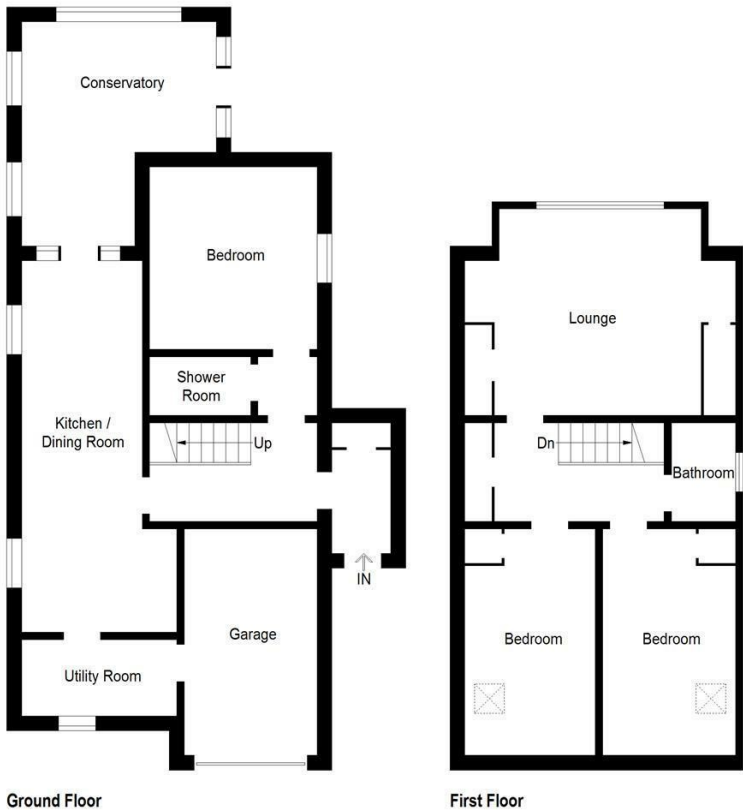


Illustration For Identification Purposes Only. Not To Scale (ID1167977 / Ref:89995)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

