

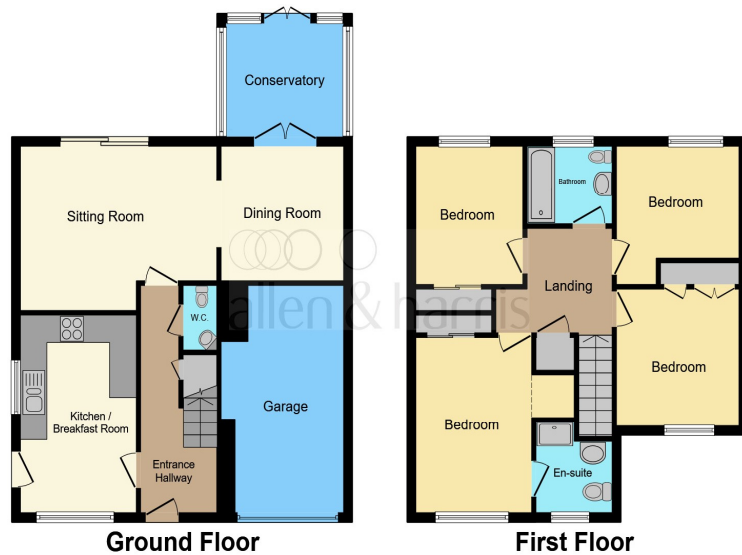


Rose Street, Tullibody, Alloa, FK10 2SZ

welcome to

Rose Street, Tullibody, Alloa

Introducing this immaculately presented 4-bedroom detached home, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This charming property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by a welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the well-proportioned Sitting Room which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; patio doors lead out to the rear garden & also allow light to flourish into the room. Conveniently located off the Sitting Room & partially open plan, is the formal Dining Room; this is perfect for dinner parties & entertaining. Accessed via the Dining Room, you also have a sizeable Conservatory which is a wonderful additional living space & an ideal area to relax/unwind, whilst taking in the attractive rear garden. Retracing our steps back to the main Hallway, we then find the Kitchen/Breakfast Room & the design of the Kitchen makes it one to enjoy; tailored with an array of wall & base units, plus fitted worktops - the Kitchen provides space, convenience & storage in abundance. Concluding the accommodation on offer on the ground floor is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The spacious Principal Bedroom benefits from in-built storage, plus an en-suite Shower Room; there are Three further Bedrooms, with Two of the Bedrooms also benefiting from in-built storage. Completing the accommodation on the upper floor is a modern Family Bathroom, which consists of a bath, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. Internally the property further benefits from Karndean flooring in the Sitting Room & Hallway & there is a good range of in-built storage space to be found throughout the house. The property benefits from a gas central heating system & viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally & to the front, there is a driveway offering off road parking convenience & access to the single garage. The design of the private rear garden has certainly been fashioned to introduce multitude of areas to enjoy, including a patio seating area, lawn & mature shrubs/borders. Any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer.

Tullibody is a village situated approximately four miles to the east of Stirling and offers views the Ochil Hills. Local shopping facilities are available in the village, with major shops available in Alloa & Stirling. The M9 & M80 are within convenient access & offer commuter access to Glasgow, Perth & Edinburgh.

Ground Floor

Entrance Hallway

Sitting Room

14' 6" x 11' 10" max (4.42m x 3.61m max)

Dining Room

9' 8" x 9' 6" (2.95m x 2.90m)

Conservatory

12' 3" x 9' 2" (3.73m x 2.79m)

Kitchen / Breakfast Room

14' 2" x 8' 11" (4.32m x 2.72m)

WC

Upper Floor

Principal Bedroom

12' 6" exc storage x 9' 1" (3.81m exc storage x 2.77m)

En Suite

Bedroom

10' 2" exc storage x 8' 10" (3.10m exc storage x 2.69m)

Bedroom

9' 11" exc storage x 8' 4" (3.02m exc storage x 2.54m)

Bedroom

9' 9" max x 8' 10" max (2.97m max x 2.69m max)

Family Bathroom



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welcome to

Rose Street, Tullibody, Alloa

- A spacious, 4-bedroom detached family home
- Kitchen/Breakfast Room
- Sitting Room, Dining Room & Conservatory
- Downstairs WC
- Offers versatile living accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£265,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110598



Property Ref:
STI110598 - 0006

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