



Kidlaw Crescent, Tullibody, FK10 2UT

welcome to

Kidlaw Crescent, Tullibody

Introducing this well-proportioned & immaculately presented 3 Bedroom semi-detached house, which has been tastefully updated by the current owners. The property is situated in a highly sought-after residential area, offering a comfortable living space for those 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 stunning property is sure to appeal to a wide demographic of potential purchasers & offers a wonderful living experience. Upon entering, immediately catching your attention is the spacious Sitting Room; this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising, making the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows a wealth of natural light to flourish into the room. Conveniently situated off the Sitting Room is the stylish Kitchen / Dining Room which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences; the refitted & contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob, fridge/freezer, dishwasher & washing machine. The Kitchen provides space, convenience & ample storage - in the warmer seasons, open the patio doors & step out onto the patio seating area; this makes ideal space for alfresco dining as well as a delightful space to enjoy the outlook over the rear garden. Completing the accommodation on this floor, is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, where you will find 3 Bedrooms, all of which benefit from in-built storage. Completing the accommodation on the upper floor is a modern Family Bathroom which consists of a bath with over shower, WC & wash hand basin. The home is presented to an excellent standard throughout, offering walk-in condition & there is also good range of in-built storage space to be found throughout the home. Externally, there is a low maintenance garden to the front of the property & a driveway providing off road parking convenience, whilst the private rear garden consists of a patio & decked seating area, plus lawn & timber shed. Viewing of this house is certainly recommended to truly appreciate all that this wonderful home has to 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 Hall

WC

Sitting Room

14' max x 13' 4" max (4.27m max x 4.06m max)

Kitchen / Dining Room

17' 2" x 9' 10" (5.23m x 3.00m)

Upper Floor

Bedroom

11' 5" max & exc storage x 10' 9" exc storage (3.48m max & exc storage x 3.28m exc storage)

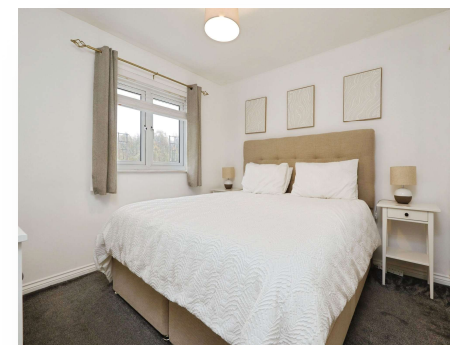
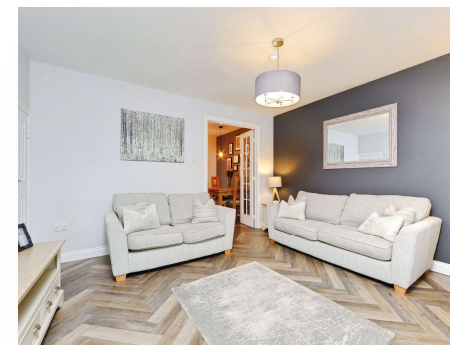
Bedroom

10' 9" max x 10' 1" exc storage (3.28m max x 3.07m exc storage)

Bedroom

8' 8" max & inc storage x 8' 3" max & inc storage (2.64m max & inc storage x 2.51m max & inc storage)

Family Bathroom



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welcome to

Kidlaw Crescent, Tullibody

- A tastefully updated semi-detached house
- Stylish refitted Kitchen/Dining Room
- Spacious Sitting Room
- 3 Bedrooms
- Modern Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

STI110672 - 0002

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