



MODERN MID TERRACED VILLA

SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

PRIVATE GARDENS TO FRONT & REAR

FULLY REFURBISHED THROUGHOUT

GREAT SIZE KITCHEN/DINER

STYLISH FAMILY BATHROOM

DESIGNATED PARKING SPACE TO REAR



12 Stirling Court
Tillicoultry, FK13 6EX

OFFERS OVER
£118,000

Entrance

Access to the property via dark wood effect composite door with decorative glazing panels.

Entrance Hallway

3' 9" x 3' 8" (1.14m x 1.12m)

Entrance hallway leading to lounge and stairs to upper level.

Lounge

14' 6" x 11' 9" (4.42m x 3.58m)

Bright, spacious lounge with two double glazed windows overlooking the front of the property and large built-in storage cupboard housing the electrics.

Dining Kitchen

14' 11" x 10' 3" (4.54m x 3.12m)

Great size kitchen/diner with newly fitted white, high gloss wall and base units, built-in electric oven, ceramic hob and extractor fan above. Space for fridge/freezer and washing machine and ample room for dining table and chairs. Overlooking the rear with fantastic views of the Ochil Hills and door giving access to the rear garden.

Upper Hallway

Giving access to all upper accommodation and loft (which has been floored with Ramsay ladder) and additional storage cupboard.

Master Bedroom

11' 9" x 10' 7" (3.58m x 3.22m)

Good size master bedroom to the front of the property with built-in storage cupboard which houses the boiler and ample room for free-standing furniture.

Bedroom 2

11' 11" x 8' 7" (3.63m x 2.61m)

Second double bedroom to the rear with lovely views and built-in double wardrobe with mirrored sliding doors.

Family Bathroom

7' 6" x 6' 2" (2.28m x 1.88m)

Newly fitted, stylish family bathroom with white three piece suite and thermostatic shower over bath. Obscure window to the rear, under sink storage and modern, wet wall panelling.

Gardens

Shared pathway leads to the front door entrance with private, enclosed front garden. Easily maintained rear garden which is laid with paving slabs and benefits from views towards the Ochil Hills.

Parking

Designated parking space to the rear of the property.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, floor coverings and bathroom accessories. Also included is the built-in electric oven and ceramic hob with extractor fan above in the kitchen.

Home Report

To view the home report for this property visit:

WWW.packdetails.com

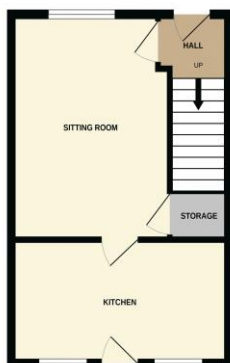
Reference:HP 694974

Postcode:FK13 6EX



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, fixtures, fittings, views and all other facts are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be relied upon for any purpose other than a guide. The fixtures, fittings and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of sale. Made with Metaphor 10/02/22



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.