



37, Moss Road,  
Tillicoultry, Clackmannanshire FK13 6NS

FIXED PRICE £213,000

County Estates are pleased to bring to the market this well presented detached villa ideally situated within the village of Tillicoultry.

This lovely property offers spacious family accommodation comprising of; a welcoming entrance hallway, a bright and spacious lounge, kitchen, wc, three double bedrooms and a family bathroom. The property further benefits from a private front garden, fully enclosed rear garden, summer house, driveway and a single garage.

Tillicoultry is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including a variety of local shops, health centre and local Primary School. Leisure facilities include Tillicoultry Golf Club, a driving range, a dry ski slope and Sterling Mills Retail Outlet Centre. Tillicoultry is also close to the road and rail networks, providing easy access throughout the Central Belt and the larger cities of Stirling, Edinburgh, Glasgow and Perth.

### Entrance

Access to the property via a white UPVC door with decorative glazing panel. Leading to:

### Entrance Hallway

The welcoming entrance hallway provides carpeted flooring and gives access to all lower accommodation and stairs leading to the upper level.

### Lounge

17' 3" x 11' 6" (5.25m x 3.50m)

The bright and space lounge provides carpeted flooring, a feature log burning stove and a large triple glazed window overlooking the front of the property. The lounge also provides access to the loft which has been partially floored for storage.

### Kitchen

10' 7" x 8' 7" (3.22m x 2.61m)

The kitchen has been fully fitted with a range of white high gloss wall and base units with complementary worktops and laminate flooring. There is an integrated double oven and a gas hob with extractor hood above. There is space for an under-counter washing machine and a freestanding fridge/freezer. There is a large double glazed window overlooking the rear and a white UPVC door gives access out to the garden.

### W.C

6' 10" x 2' 6" (2.08m x 0.76m)

The downstairs provides a toilet and sink.

### Principal Bedroom

11' 7" x 10' 0" (3.53m x 3.05m)

The spacious principal bedroom is located downstairs and provides carpeted flooring, double fitted wardrobes with sliding doors, hanging rails and shelving and a double glazed window overlooking the side of the property.





## Upper Hallway

The upper hallway provides carpeted flooring, a large walk in storage cupboard and access to the bedrooms and bathroom.

## Bedroom Two 12' 0" x 8' 8" (3.65m x 2.64m)

Bedroom two is a good sized double bedroom providing carpeted flooring, space for freestanding furniture and a large double glazed window overlooking the rear of the property.

## Bedroom Three 11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom three is another good sized double bedroom providing carpeted flooring, space for freestanding furniture and a large double glazed window providing lovely views towards the Ochil Hills.

## Family Bathroom 7' 6" x 5' 10" (2.28m x 1.78m)

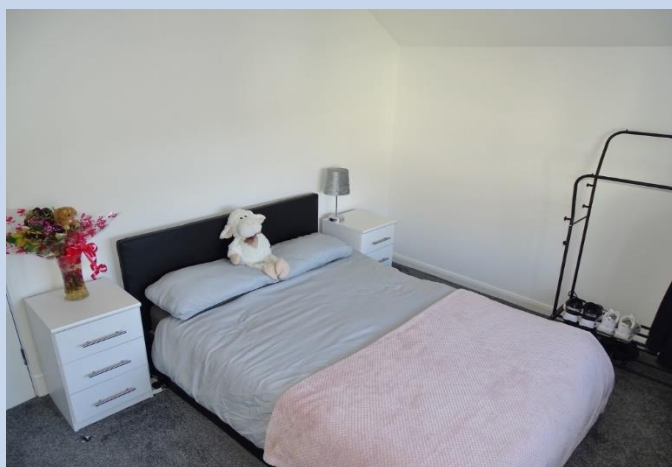
The family bathroom provides a bath with overhead shower, wc, sink and an opaque double glazed window overlooking the side of the property.

## Gardens, Driveway & Garage

The property provides a private low maintenance front garden with stone chips and a monoblocked path leading to the front entrance door and round to the rear garden which can be accessed via a gate. To the rear is a fully enclosed garden providing a lawn with drying poles, a wooden shed and a summer house. The property further benefits from a monoblocked driveway providing off street parking & a single garage.

## Summer House 13' 2" x 6' 6" (4.01m x 1.98m)

Included in the sale of the property is the Summer House which provides light, power and fitted units for storage.



## Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout. The boiler was replaced in January 2024 and the double glazing and external doors were replaced in 2021.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The integrated electric double oven and gas hob. The log burning stove in the lounge. The wooden shed and summer house.

## Home Report

To view this home report please email us on:  
[admin@county-estates.net](mailto:admin@county-estates.net)



County Estates (Scotland) Ltd Office  
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR  
[admin@county-estates.net](mailto:admin@county-estates.net)  
[www.county-estates.net](http://www.county-estates.net)