



19, Stirling Street,
Tillicoultry, Clackmannanshire FK13 6EA

Offers Over £239,000

County Estates are delighted to be marketing this beautiful traditional detached cottage ideally situated within the village of Tillicoultry.

This deceptively spacious family home provides versatile living over two levels comprising of; a welcoming entrance hallway, lounge, breakfasting kitchen, utility room, a fantastic master suite with an en-suite and balcony with fantastic views of the Ochil Hills and the surrounding area, two further bedrooms and a family bathroom. The property further benefits from a fully enclosed rear garden.

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 is via a white composite door with decorative panel leading to the entrance vestibule.

Entrance Hallway

The spacious entrance hallway provides laminate flooring and gives access to all lower accommodation and out to the rear garden.

Breakfasting Kitchen 13' 1" x 12' 1" (3.98m x 3.68m)

The breakfasting kitchen has been fully fitted with a range of light grey wall and base units with complimentary solid wood worktops and laminate flooring. There is an integrated electric oven, gas hob with extractor hood above and a fridge/freezer. The kitchen further benefits from a breakfast bar, ceiling spotlights, feature lighting and a window with wooden shutters overlooking the rear garden. There is a feature open plan staircase leading to the upper level and bi fold doors leading on to the lounge.

Utility Room 8' 2" x 4' 5" (2.49m x 1.35m)

The utility room houses the boiler and provides additional wall and base units, space for an under-counter washing machine and a w.c. There is a rear facing double glazed window.

Lounge/Dining Room 13' 1" x 12' 3" (3.98m x 3.73m)

The spacious lounge/dining room provides carpeted flooring, a feature log burning stove and a large window with wooden shutters overlooking the front of the property. There is also a storage cupboard housing the electrics.

Principal Suite 21' 8" x 18' 8" (6.60m x 5.69m)

The fantastic master suite on the upper level provides a versatile space to relax and unwind. This room is currently used as a lounge/bedroom providing; a contemporary log burning stove, Velux windows to allow a flow of natural light, ceiling spotlights, a storage cupboard and an en-suite shower room. French doors lead out to the balcony which is undoubtedly the focal point of this room providing fantastic views of the Ochil Hills and the surrounding area.

Principal En-suite 8' 4" x 4' 8" (2.54m x 1.42m)

The modern en-suite comprises of a corner shower enclosure, wc and a bowl sink with vanity unit. There is a Velux window to the rear.





Bedroom Two 13' 0" x 12' 2" (3.96m x 3.71m)

Bedroom Two is a generously sized bedroom with storage comprising of a hanging rail and shelving. There is a window with white wooden shutters overlooking the rear.

Bedroom Three 12' 2" x 10' 9" (3.71m x 3.27m)

Bedroom Three is currently being used as a beauty room.

Family Bathroom 8' 10" x 7' 6" (2.69m x 2.28m)

The family bathroom on the lower level comprises of a bath, large corner shower cubicle with rainfall shower, w.c and sink with vanity unit. The bathroom further benefits from feature LED star ceiling lights and an opaque window to the rear.

Garden

To the rear is a generously sized fully enclosed and private low maintenance garden which has been landscaped with artificial grass, decking with a wooden pergola and a paved patio making it the perfect place to entertain friends and family. The garden can be accessed from the front of the property via a private gate. The garden enjoys wonderful views of the Ochil hills. There is a modern outbuilding with French doors which is currently being used as a beauty room and a wooden shed for storage.



Heating & Glazing

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

Home Report

To view this home report please email us on:
admin@county-estates.net

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and window shutters. The integrated electric oven, gas hob and fridge/freezer. The two log burning stoves and the outhouse and shed in the rear garden.



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