



60, Tullibody Road,  
Alloa, Clackmannanshire FK10 2NL

Offers Over £239,000



County Estates are delighted to be marketing this exceptional three bedroom traditional semi-detached villa designed by renowned Architect, William Kerr.

This fantastic family home has been beautifully maintained to a high standard throughout whilst retaining the traditional character features including high ceilings and fireplaces. Accommodation comprises of; a stunning traditional vestibule, a welcoming entrance hallway, a spacious lounge, open plan kitchen/dining room, utility room, downstairs cloakroom, three double bedrooms and a family bathroom. The property further benefits from a fully enclosed rear garden and a private driveway.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

**Entrance** 3' 10" x 3' 11" (1.17m x 1.19m)

Access to the property is via a sage green storm door leading to a stunning inner vestibule with feature tiles. A glazed panel internal door gives access to the welcoming entrance hallway.

**Entrance Hallway**

The welcoming entrance hallway provides laminate flooring, shelved storage and leads to all lower accommodation and stairs to the upper level.

**Lounge** 16' 11" x 13' 5" (5.15m x 4.09m)

The spacious front facing lounge has been carpeted and provides neutral décor with traditional features including a stunning feature fireplace with tiled surround. There is a storage cupboard which houses the electrics and a large bay window allowing ample natural light.

**Kitchen** 11' 11" x 10' 1" (3.63m x 3.07m)

The open plan kitchen/dining room is undoubtedly the focal point of this beautiful family home. The kitchen has been fitted with navy blue base units, stunning quartz worktops, feature tiles and laminate flooring. There is a three oven electric Aga cooker, an integrated dishwasher and wine cooler with space for a freestanding

fridge/freezer. The kitchen further benefits from a walk in pantry cupboard and a traditional pulley clothes airer. The utility room and downstairs cloakroom can be accessed from the kitchen.

**Dining Room** 12' 6" x 15' 4" (3.81m x 4.67m)

The dining room provides laminate flooring and gives ample space for a large family dining table and additional freestanding furniture. There is a shelved storage cupboard and access out to the rear garden via French doors.

**Utility Room** 10' 6" x 4' 4" (3.20m x 1.32m)

The utility room provides additional storage and space for an under-counter appliance. The rear garden can be accessed via a glazed external door.

**Downstairs Cloakroom** 4' 4" x 3' 6" (1.32m x 1.07m)

The downstairs cloakroom has been fully tiled and provides a w.c and wash hand basin with vanity unit and a heated towel rail.





### Upper Hallway

The upper hallway provides carpeted flooring, a large walk-in storage cupboard which houses the boiler and leads on to all upper accommodation.

### Principal Bedroom 12' 6" x 11' 8" (3.81m x 3.55m)

The spacious principal bedroom provides carpeted flooring, ample space for freestanding furniture, a traditional fireplace and a double glazed window overlooking the rear garden.

### Bedroom Two 13' 6" x 10' 10" (4.11m x 3.30m)

Bedroom two is a generously sized bedroom providing carpeted flooring, ample space for freestanding furniture, a traditional fireplace and a double glazed window overlooking the front of the property.

### Bedroom Three 11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom three is a good sized double room providing carpeted flooring, a fitted single wardrobe, space for additional freestanding furniture and a double glazed window overlooking the rear garden. .

### Family Bathroom 8' 5" x 5' 4" (2.56m x 1.62m)

The family bathroom has been partially tiled and provides stunning feature floor tiles, a traditional roll top bath with overhead waterfall shower, w.c and sink. There is also a heated chrome towel rail and an opaque window to the side of the property.

### Gardens & Driveway

The low maintenance front garden provides stone chips for ease of maintenance and is finished with a stone wall with a decorative iron fence and a path leading to the front entrance. To the rear is a generously sized fully enclosed and private garden which has been beautifully





landscaped. There is a lawn with mature shrubs and trees, a wooden swing set, a paved patio area and a wooden shed for storage. There is also an outhouse with lighting and power. The property further benefits from a driveway to the side of the property providing off-street parking for two vehicles.

### Heating & Glazing

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

### 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 aga cooker, integrated dishwasher and wine cooler from the kitchen. The wooden shed and outhouse in the garden.



County Estates (Scotland) Ltd Office  
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR  
admin@county-estates.net  
www.county-estates.net