



5, Glebe Crescent,
Tillicoultry, Clackmannanshire FK13 6PB

OFFERS OVER £329,500

County Estates welcome 5, Glebe Crescent, Tillicoultry to the market.

If you are looking for an outstanding bungalow on an extensive corner plot with a fabulous garden, driveway and extended garage, then look no further. This property is presented in immaculate condition throughout and viewing is highly recommended to appreciate the accommodation on offer. Comprising of: Entrance vestibule, a welcoming entrance hallway and a bright spacious lounge with open plan dining area. There is a stylish fitted kitchen with rear porch and utility area, a modern family shower room, w.c and three good size double bedrooms. The property is surrounded by beautiful mature gardens with a driveway and extended detached garage.

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

Entrance

Access to the property is via a black ash composite door with opaque glazing panels, leading to:

Entrance Vestibule

5' 10" x 3' 0" (1.78m x 0.91m)

The entrance vestibule has tiled flooring and a small cupboard housing the electrics, with a further glazed door leading to the hallway.

Entrance Hallway

The spacious entrance hallway has laminated flooring and gives access to all the accommodation and the loft.

Lounge

19' 6" x 12' 4" (5.94m x 3.76m)

The bright spacious lounge has carpeted flooring with a large window overlooking the front of the property, a further window to the side and is open plan to the dining area.

Dining Area

10' 7" x 9' 6" (3.22m x 2.89m)

Open plan dining area is to the rear with carpeted flooring and has a window and door which leads to the rear garden.

Fitted Kitchen

15' 2" x 10' 7" (4.62m x 3.22m)

Fabulous Wren fitted kitchen with a great range of cashmere, high gloss wall and base units with concealed lighting and complimentary worktops, aubergine glass splash backs and LVT flooring.

Built-in Neff slide and hide oven, induction hob, Envirovent multi-way extraction system which is located in the loft. The integrated appliances include a fridge/freezer, Neff dishwasher, Neff microwave and washing machine. The glazed door gives access to the rear porch with utility area.

Rear Porch with Utility Area

7' 2" x 5' 2" (2.18m x 1.57m)

The rear porch provides access to the rear garden and to the utility area with white high gloss units with complimentary worktops and tumble dryer.

Principal Bedroom

13' 6" x 10' 7" (4.11m x 3.22m)

The generous size principal bedroom has carpeted flooring, a large window overlooking the rear garden and benefits from a built-in double wardrobe

Bedroom 2

12' 4" x 10' 3" (3.76m x 3.12m)

The second good size double bedroom is to the front of the property, has carpeted flooring and a built-in double wardrobe.





Bedroom 3

11' 1" x 9' 0" (3.38m x 2.74m)

Bedroom three overlooks the front and is currently being used as an office, has carpeted flooring and again benefits from a built-in double wardrobe.

Family Shower Room

8' 8" x 5' 3" (2.64m x 1.60m)

Stylish family shower room has slate effect wet wall panelling with a white vanity sink unit, w.c and a large walk-in shower enclosure with thermostatic, rainfall shower head along with hand shower wand with riser rail, heated towel rail and chrome bathroom accessories.

W.C

4' 9" x 4' 2" (1.45m x 1.27m)

W.C has a white gloss vanity sink unit, with tile splashback panel, w.c, vinyl flooring with chrome bathroom accessories.

Heating & Glazing

The property benefits from a Worcester Combi gas central heating system with smart controls and is fully double glazed throughout.

Gardens

The beautiful front garden has an array of established plants and shrubs and a small area of lawn. A decorative paved pathway gives access to the front door entrance and continues to both sides giving access to the rear garden. There is also a further garden area to the front which is laid to lawn with mature trees and shrubs. The fantastic rear garden with views of the Ochil Hills is fully enclosed and enjoys a south west aspect, it has been professionally designed for ease of maintenance with artificial grass, decorative stone chips, paved seating areas and large raised garden beds. There is also a garden shed and a further outdoor storage area.

Driveway & Garage

There is a driveway to the side of the property with paving sets, providing off-street parking for two vehicles and leads to the covered carport and detached garage with electric door. The garage has been extended and provides a large fitted workshop with additional large manually operated door to the rear.



Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, various curtains and blinds. In the kitchen is the integrated dishwasher, fridge/freezer and washing machine, built-in oven, microwave, induction hob and multi-way extraction system housed in the loft which also serves the shower room and W.C. The tumble dryer in the utility area and the garden shed in the rear garden.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description of the property, the seller does not warrant, represent or guarantee the accuracy of the description. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The seller, agent and estate agent shall have no liability for any loss or damage caused by the use of the plan. © 2024



County Estates (Scotland) Ltd Office
Tel: 01259 219800

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