



31, Ann Street,
Tillicoultry, Clackmannanshire FK13 6NN

OFFERS OVER £163,000

County Estates are pleased to bring to the market this well presented semi-detached villa ideally situated in a popular residential area of Tillicoultry.

This spacious family home comprises of; a welcoming entrance hallway, lounge, breakfasting kitchen, downstairs shower room, three double bedrooms and a family bathroom. The property further benefits from gardens to the front and rear.

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 UPVC door with a decorative glazed panel. Leading to;

Entrance Hallway

The welcoming entrance hallway provides laminate flooring and gives access on to all lower accommodation and stairs to the upper level. There is also a rear door which gives access to the garden.

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

The bright and spacious lounge provides laminate flooring and three double glazed windows overlooking the rear garden.

Breakfasting Kitchen 12' 10" x 10' 11" (3.91m x 3.32m)

The spacious kitchen has been fully fitted with a range of white high gloss wall and base units with complementary worktops, splashbacks and vinyl flooring. There is an integrated electric oven with gas hob, ample space for under-counter appliances and a freestanding fridge/freezer. The kitchen further benefits from ample space for a dining table, a storage cupboard and a window overlooking the front garden.

Shower Room 7' 6" x 3' 10" (2.28m x 1.17m)

The modern downstairs shower room has been partially tiled and comprises of a double shower cubicle with rainfall shower, a w.c and sink with vanity unit. There is also a chrome heated towel rail.

Principal Bedroom 15' 9" x 9' 8" (4.80m x 2.94m)

The generously sized principal bedroom provides carpeted flooring, a built-in double wardrobe, ample space for freestanding furniture and a window overlooking the rear garden.

Bedroom Two 10' 5" x 9' 10" (3.17m x 2.99m)

Bedroom two is a good sized double room providing carpeted flooring, a built-in double wardrobe and a window overlooking the front of the property with lovely views towards the Ochil Hills.

Bedroom Three 11' 9" x 8' 5" (3.58m x 2.56m)

Bedroom three provides carpeted flooring, ample space for freestanding furniture and a window overlooking the rear garden.





Family Bathroom 7' 6" x 5' 7" (2.28m x 1.70m)

The family bathroom has been partially tiled and provides a bath with overhead shower, wc, sink and an opaque window to the front of the property.

Gardens

The low maintenance front garden is fully enclosed providing stone chips and a paved path leading to the main entrance. There is also a side gate giving access to the rear. To the rear is a fully enclosed generously sized garden mainly laid to lawn. There is also a paved patio and a wooden shed for storage.

Heating & Glazing

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

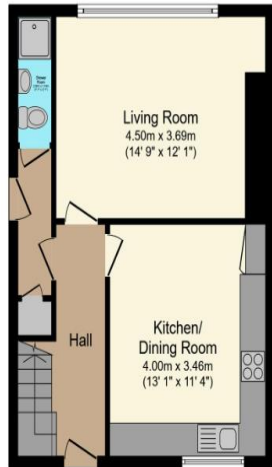


Included Extras

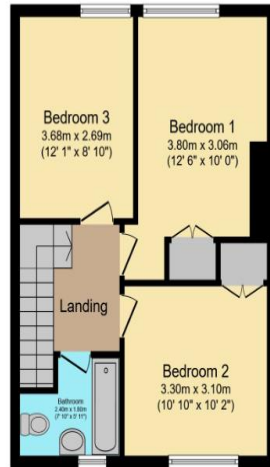
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings and blinds. The integrated electric cooker and gas hob and the wooden shed in the garden.

Home Report

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



Ground Floor



First Floor



County Estates (Scotland) Ltd Office
Tel: 01259 219800

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