



25A, Stirling Street,  
Tillicoultry, Clackmannanshire FK13 6EA

Offers Over £159,995

County Estates are delighted to present to the market, 25A Stirling Street, Tillicoultry.

Traditional upper conversion with fantastic room sizes, high ceilings, period features and lovely views. This property has to be viewed to appreciate the accommodation on offer! Comprising of: bright and spacious lounge, fitted kitchen, dining room, 3 very large bedrooms, a family bathroom and separate W.C. There is a small garden area to the side with outbuildings and a small courtyard area.

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 is to the side of the property via a blue wooden door, leading to:

### Vestibule

Entrance vestibule with tiled flooring and two large storage cupboards (one which houses the boiler) and the staircase to the upper level.

### Entrance Hallway

Carpeted upper entrance hallway with two windows overlooking the side, staircase leading to the W.C and a door giving access to the inner hallway.

### Inner Hallway

Welcoming, spacious inner hallway with a further storage cupboard and carpeted flooring, providing access to all the accommodation.

### Lounge

16' 2" x 14' 4" (4.92m x 4.37m)

Bright, spacious lounge with window overlooking the side of the property, carpeted flooring, electric coal effect fire with cream fireplace and a shelved alcove with small cupboard below.

### Fitted Kitchen

10' 7" x 7' 7" (3.22m x 2.31m)

Fitted kitchen with a good range of white wall and base units and contrasting black worktops, built-in oven with ceramic hob and extractor fan above, washing machine and space for a fridge/freezer. There is a small cupboard housing the electrics, vinyl flooring and a window overlooking the side with views of the Ochil Hills.

### Dining Room/4<sup>th</sup> Bedroom

11' 7" x 9' 9" (3.53m x 2.97m)

Separate dining room which overlooks the side of the property with lovely views of the Ochil Hills. This room could also be used as a 4<sup>th</sup> bedroom.

### Principal Bedroom

13' 2" x 12' 6" (4.01m x 3.81m)

Generous size principal bedroom which overlooks the front and benefits from free-standing wardrobes and bedroom furniture.





### **Bedroom 2**

16' 1" x 14' 3" (4.90m x 4.34m)

Bright and airy second double bedroom has carpeted flooring, free-standing wardrobes, bedroom furniture and a shelved alcove. The window overlooks the side of the property with views of the surrounding countryside.

### **Bedroom 3**

13' 9" x 13' 4" (4.19m x 4.06m)

Third, great size double bedroom overlooks the side and has carpeted flooring, free-standing wardrobes, bedroom furniture and matching bed.

### **Family Bathroom**

7' 6" x 6' 6" (2.28m x 1.98m)

Partially tiled family bathroom with a white three piece suite and a separate tiled shower enclosure with thermostatic shower and chrome bathroom accessories.

### **W.C**

4' 1" x 2' 11" (1.24m x 0.89m)

W.C with opaque window and wet-wall panelling.

### **Gardens**

There is a small, easily maintained garden area to the side of the property with artificial grass, two outbuildings and a further small courtyard.

### **Parking**

On-street parking to the front of the property.

### **Heating & Glazing**

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

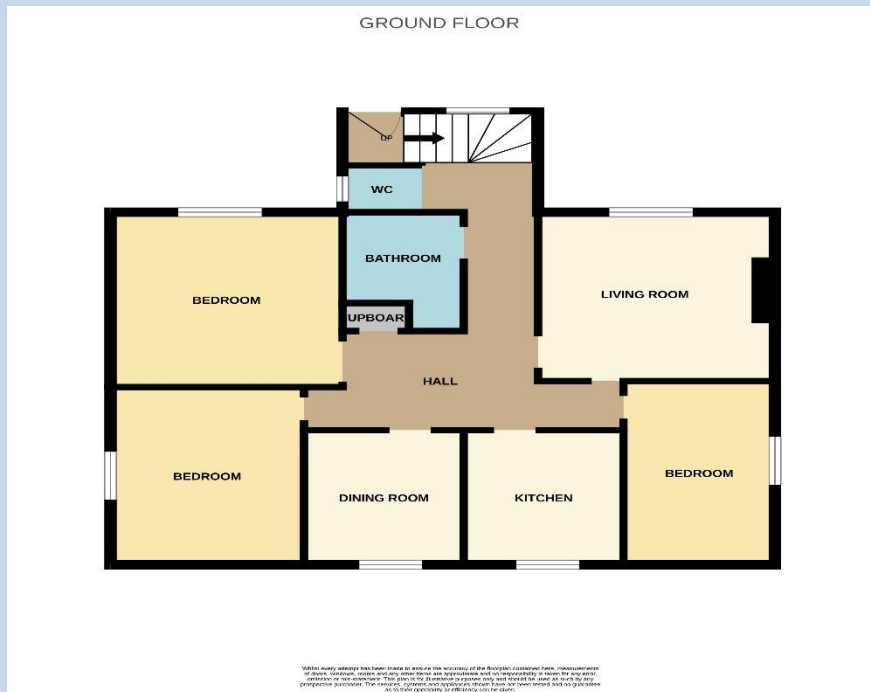


## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. Built-in oven, ceramic hob, extractor fan above and the washing machine in the kitchen. Electric fire and fireplace in the lounge and all the bedroom furniture (including the bed in bedroom 3).

## Home Report

To view this home report please email us on :  
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