



48 Fir Park,
Tillicoultry, Clackmannanshire FK13 6PJ

Offers Over £228,500

County Estates welcome 48 Fir Park, Tillicoultry to the market. This unique linked-detached villa is situated in a desirable residential location with fabulous views of the surrounding countryside and complete with an indoor swimming pool.

The property requires full modernisation and upgrading throughout but once complete would make a lovely family home and comprises of: Full height entrance vestibule, large entrance hallway, large swimming pool with utility shower room, three bedrooms, a fitted kitchen, dining room and a downstairs w.c. On the upper level there is a very spacious lounge with fantastic views, a further family sitting room and a w.c. The property is surrounded by private gardens to the front, side and rear with a driveway and single garage.

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 black, solid hardwood door, leading to:

Vestibule

22' 5" x 9' 5" (6.83m x 2.87m)

Full height entrance vestibule with four windows overlooking the front and the side of the property, parquet flooring, small under stair storage cupboard housing the electrics and a further storage cupboard. Patio doors give access to the entrance hallway.

Entrance Hallway

27' 0" x 6' 4" (8.22m x 1.93m)

The large entrance hallway has parquet flooring and gives access to the w.c, three bedrooms, utility shower room and swimming pool, fitted kitchen and dining room.

W.C

6' 9" x 2' 11" (2.06m x 0.89m)

Downstairs w.c with opaque window to the side, partially tiled with wash hand basin and w.c.

Swimming Pool

32' 8" x 16' 6" (9.95m x 5.03m)

The spacious swimming pool area has a tiled floor with a swimming pool and a large roof light.

Utility room with shower

6' 11" x 7' 6" (2.11m x 2.28m)

The utility area which leads to the swimming pool has storage units and a shower enclosure with a thermostatic shower.

Principal Bedroom

12' 9" x 9' 9" (3.88m x 2.97m)

The principal bedroom has a window overlooking the side and a built-in double wardrobe.

Bedroom 2

15' 3" x 9' 3" (4.64m x 2.82m)

The second double bedroom has a window overlooking the swimming pool and a built-in double wardrobe.

Bedroom 3

9' 10" x 9' 6" (2.99m x 2.89m)

Bedroom 3 overlooks the side of the property with built-in storage.





Fitted Kitchen

14' 7" x 9' 6" (4.44m x 2.89m)

Fitted kitchen with a range of solid wood wall and base units, built-in double oven, electric hob with extractor fan above and a dishwasher. There is a window overlooking the swimming pool and access is given to the dining room with a door leading to the rear garden.

Dining Room

9' 10" x 9' 6" (2.99m x 2.89m)

The dining room has parquet flooring and overlooks the rear garden.

Upper Hallway

The upper hallway has an open staircase with vinyl non-slip tiles, access is provided to the lounge and upstairs w.c.

Lounge

23' 0" x 17' 8" (7.01m x 5.38m)

The bright, spacious lounge has carpeted flooring and windows overlooking the side of the property with fantastic views of the surrounding countryside. There is a large walk-in storage cupboard, further eave storage and patio doors leading to the family sitting room.

Family Sitting Room

19' 3" x 9' 7" (5.86m x 2.92m)

The family sitting room has a tiled floor and a large window to the rear of the property.

Heating & Glazing

The property has a mixture of single and double glazed windows and benefits from a gas central heating system.

Gardens

Private front garden with an area laid to lawn with trees, shrubs and a paved seating area. Secluded rear garden with a paved seating area and mature trees.



Driveway & Garage

The property benefits from a paved driveway providing off-street parking for one vehicle and leads to the single garage with power.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, curtains and curtain poles. Built-in double oven with electric hob and extractor fan above and the dishwasher in the kitchen.

Home Report

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



County Estates (Scotland) Ltd Office
Tel: 01259 219800

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