



EXTENDED END TERRACED VILLA

TWO BEDROOMS

WELL MAINTAINED THROUGHOUT

UTILITY ROOM

SPACIOUS DINING KITCHEN

LOUNGE

FRONT & REAR GARDENS

GARAGE



40 Jamieson Gardens
Tillicoultry, FK13 6ER

Offers Over £144,000

Entrance

Access to the property is via a white UPVC door with a glazed panel leading to the entrance vestibule.

Entrance Vestibule

The entrance vestibule provides carpeted flooring and gives access to all lower accommodation and the staircase to the upper level.

Lounge 12' 10" x 12' 8" (3.91m x 3.86m)

The bright, spacious lounge provides carpeted flooring, a feature electric fire and a large double-glazed window overlooking the front of the property. The lounge gives access to the kitchen, utility room and wc.

WC 5' 10" x 2' 7" (1.78m x 0.79m)

The downstairs cloakroom provides a w.c and wash hand basin. There is a large under-stair cupboard which houses the boiler and provides ample storage space.

Dining Kitchen 12' 8" x 12' 6" (3.86m x 3.81m)

The generously sized dining kitchen provides a fantastic range of white wall and base units, complimentary worktops, splashback tiles and vinyl flooring. There is an integrated electric oven, grill and five-burner gas hob with extractor hood above, fridge and freezer. The kitchen further benefits from ample space for a dining table. A white UPVC door provides access to the rear garden.

Utility Room 5' 5" x 3' 7" (1.65m x 1.09m)

The utility room provides additional storage with three built storage cupboards. There is also space for a washing machine and tumble dryer.

Principal Bedroom 10' 2" x 9' 2" (3.10m x 2.79m)

The principal bedroom provides carpeted flooring and two fitted double wardrobes with sliding doors on either side of the room giving ample storage space. There is a double-glazed window overlooking the front of the property.

Bedroom Two 8' 4" x 7' 6" (2.54m x 2.28m)

Bedroom two provides carpeted flooring, fitted double wardrobes with sliding doors and a window overlooking the rear garden with lovely views towards the Ochil Hills.

Shower Room 7' 10" x 5' 2" (2.39m x 1.57m)

The fully tiled shower room comprises of a corner shower cubicle, wc and wash hand basin with vanity unit providing ample storage space. There is also a mirrored cabinet, heated chrome towel rail and two opaque windows to the rear.

Gardens/ Garage

The low maintenance front garden provides stone chips, a monoblocked path leading to the rear and steps to the front entrance door. To the rear is a fully enclosed low maintenance paved garden with a wooden decked area. The garden enjoys wonderful views of the Ochil hills. The property further benefits from a garage to the rear.

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. The electric fire in lounge. The integrated electric oven, grill and five-burner gas hob with extractor hood above, fridge and freezer. The washing machine and tumble dryer in utility room (No guarantees or warranties on appliances).

