



1, Moss Road,
Tillicoultry, Clackmannanshire FK13 6NS

Offers Over £185,000

County Estates are pleased to present to the market 1, Moss Road, Tillicoultry. Detached, extended cottage, centrally located within the village of Tillicoultry.

The property requires full modernisation and upgrading throughout but once complete would make an ideal family home.

Comprising: Entrance hallway, spacious lounge, fitted kitchen, three double bedrooms and a family bathroom completes the accommodation. The property further benefits from a private front & fully enclosed rear garden with a double 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 is to the side of the property via a white, fully glazed UPVC door with co-ordinating side panel.

Entrance Hallway

Carpeted entrance hallway with a built-in storage cupboard. Access is provided to all of the accommodation.

Lounge

16' 0" x 11' 6" (4.87m x 3.50m)

Spacious lounge overlooking the front of the property with a large, walk-in storage cupboard, gas fire and wooden surround.

Fitted Kitchen

13' 0" x 10' 0" (3.96m x 3.05m)

The fitted kitchen is to the rear of the property and has a range of cream wall and base units, built-in oven with gas hob, fridge/freezer, dishwasher and a door giving direct access to the rear garden.

Principal Bedroom

14' 6" x 13' 5" (4.42m x 4.09m)

Principal bedroom to the rear of the property with a large window overlooking the rear garden and carpeted flooring.

Bedroom 2

15' 11" x 9' 5" (4.85m x 2.87m)

Second double bedroom overlooking the front with carpeted flooring and ample room for free-standing furniture.

Bedroom 3

16' 2" x 10' 0" (4.92m x 3.05m)

Bedroom three is a good sized double with a window to the front and side of the property and benefits from a built-in storage cupboard and fitted wardrobes.

Family Bathroom

7' 6" x 5' 6" (2.28m x 1.68m)

Family bathroom is fully tiled, with a white three piece suite and a shower over the bath from the mixer taps. There is an obscure window to the rear.





Heating & Glazing

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

Gardens

Private front garden has a range of plants and shrubs and the fully enclosed rear garden has trees and shrubs with a wooden garden shed, greenhouses and also provides access to the double garage.

Garage

The property further benefits from a double garage to the rear of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. Gas hob and electric oven, fridge/freezer and dishwasher in the kitchen. (No guarantees or warranties on appliances). Wooden garden shed and greenhouses in the rear garden.

Home Report

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





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