



**SPACIOUS END TERRACED VILLA**

**GOOD SIZE LOUNGE**

**DOWNSTAIRS FAMILY BATHROOM**

**UPSTAIRS SHOWER ROOM**

**CENTRALLY LOCATED IN TULLIBODY**

**DINING KITCHEN**

**THREE BEDROOMS WITH STORAGE**

**LARGE DRIVEWAY AND DETACHED GARAGE**



**31 Westview Crescent**  
Tullibody, FK10 2TL

**OFFERS OVER**  
**£147,500**

### Entrance

Access is to the side of the property via a white UPVC door with decorative glazing panel.

### Entrance Hallway

Spacious entrance hallway with two built-in storage cupboards. Access is provided to the lounge, dining kitchen, family bathroom and the staircase to the upper level.

### Lounge

*13' 5" x 13' 5" (4.09m x 4.09m)*

Good size lounge with carpeted flooring and a large window overlooking the front of the property. There is a storage cupboard and a coal effect gas fire with marble fireplace.

### Dining Kitchen

*13' 4" x 9' 0" (4.06m x 2.74m)*

Fully fitted dining kitchen which overlooks the rear garden and has a good range of white wall and base units with complimentary worktops and a breakfasting area. There is a built-in double oven with a gas hob, a fridge/freezer and space for a washing machine, tumble dryer and a dishwasher, with a door leading to the rear garden.

### Family Bathroom

*6' 3" x 5' 2" (1.90m x 1.57m)*

The modern family bathroom has a white vanity sink unit, w.c and a bath with an electric shower above. Fully tiled with an opaque window to the rear and grey laminate flooring with under-floor heating.

### Upper Hallway

Carpeted upper hallway with two windows to the side. Access is provided to all the upper accommodation and the loft.

### Principal Bedroom

*10' 8" x 10' 7" (3.25m x 3.22m)*

Generous sized principal bedroom overlooking the front of the property, carpeted flooring and built-in wardrobes with sliding doors.

### Bedroom 2

*12' 1" x 8' 11" (3.68m x 2.72m)*

Second double bedroom is to the rear with carpeted flooring and a built-in storage cupboard.

### Bedroom 3

*8' 11" x 7' 11" (2.72m x 2.41m)*

Bedroom three is also to the rear and has carpeted flooring and built-in wardrobes with sliding doors.

### Shower Room

*5' 7" x 2' 8" (1.70m x 0.81m)*

The upstairs shower room is fully tiled and has a white vanity sink unit, w.c and a corner shower enclosure with a thermostatic shower.

### Heating & Glazing

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

### Gardens

The private front garden is laid to lawn with trees and shrubs and a paved pathway leading to the side door entrance. The rear garden is easily maintained with paving slabs and a further stone chipped area with a wooden garden shed and a plastic outdoor storage unit.

### Driveway & Garage

The property further benefits from a large paved driveway to the side of the property providing off-street parking for 3/4 vehicles and leads to the single detached garage.

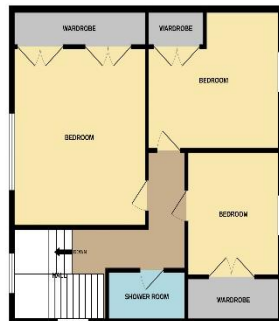
### Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. The gas hob, double oven and fridge/freezer in the kitchen and the wooden garden shed and the out door storage unit in the rear garden.



GROUND FLOOR

FIRST FLOOR



For full details of the floor plans, please refer to the full floor plans available on request. We do not accept any liability for any errors or omissions in this plan. The floor plan is for general guidance only and should not be relied upon for any legal purpose. The floor plan is for general guidance only and should not be relied upon for any legal purpose. © 2014



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.