



4, Park Terrace,
Tillicoultry, Clackmannanshire FK13 6BY

Offers Over £173,500

County Estates are pleased to present to the market this three-bedroom mid terraced villa ideally situated in Tillicoultry with beautiful views of the Ochil Hills.

This spacious home offers accommodation formed over two levels comprising of; an entrance vestibule, welcoming hallway with storage, an open plan lounge/dining room, kitchen, three bedrooms all with fitted storage and a family bathroom. Additional highlights include front and rear gardens and a 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 glazed door leading directly into the entrance vestibule.

Entrance Vestibule

The entrance vestibule provides a double-glazed window that overlooks the front garden, it also includes a small storage cupboard and accommodates the boiler, creating a functional yet welcoming space. A glazed panelled door gives access on to the hallway.

Lower Hallway

The welcoming hallway provides carpeted flooring, a convenient under-stair storage cupboard which houses the electrics and offers easy access to the lower accommodation as well as stairs leading to the upper level.

Open Plan Lounge/Diner

26' 6" x 14' 6" (8.07m x 4.42m)

The bright and spacious open plan lounge/diner features laminate flooring and dual aspect windows allowing a flow of ample natural light and lovely views towards the Ochil Hills from the front. The lounge provides a gas fire with surround. Its open layout seamlessly connects to the

dining room at the rear, creating a welcoming space for gatherings and everyday living.

Kitchen

10' 11" x 10' 10" (3.32m x 3.30m)

The kitchen has been fully fitted with a range of wall and base units, complimentary worktops, splashback tiles and laminate flooring. It features an electric cooker, under-counter washing machine, dishwasher and freezer, completed with a freestanding fridge freezer. There is a double-glazed window overlooking the rear and a upvc door gives access out to the garden.

Upper Hallway

The carpeted upper hallway provides access to all upper accommodation and the loft which has been partially floored and provides a Ramsay ladder for access.

Principal Bedroom

10' 9" x 10' 3" (3.27m x 3.12m)

The principal bedroom provides carpeted flooring, fitted double wardrobes with sliding doors and ample space additional freestanding furniture. Additionally, it boasts a window that overlooks the rear.





Bedroom Two 12' 8" x 7' 11" (3.86m x 2.41m)

Bedroom two features carpeted flooring, double fitted wardrobes and a single storage cupboard. The room also benefits from a window that overlooks the front of the property with fantastic views towards the Ochil Hills.

Bedroom Three 9' 0" x 7' 3" (2.74m x 2.21m)

The third bedroom is currently being utilised as a snug however, has space for a single bed. There is a large storage cupboard and a double-glazed window with views over the Ochil Hills.

Family Bathroom 8' 4" x 6' 9" (2.54m x 2.06m)

The family bathroom provides a bath with overhead shower, vanity sink and a w.c. There is also a mirrored cabinet and an opaque rear window.

Gardens, Parking & Garage

The property features a private front garden with decorative stone chips and a paved path leading to the entrance. At the rear, is a fully enclosed low-maintenance garden complemented by a lock-up garage and communal parking accessible via a rear road.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains (excluding principal bedroom) and curtain poles. The electric cooker, washing machine, dishwasher, freezer and freestanding fridge freezer (No guarantees or warranties on appliances).

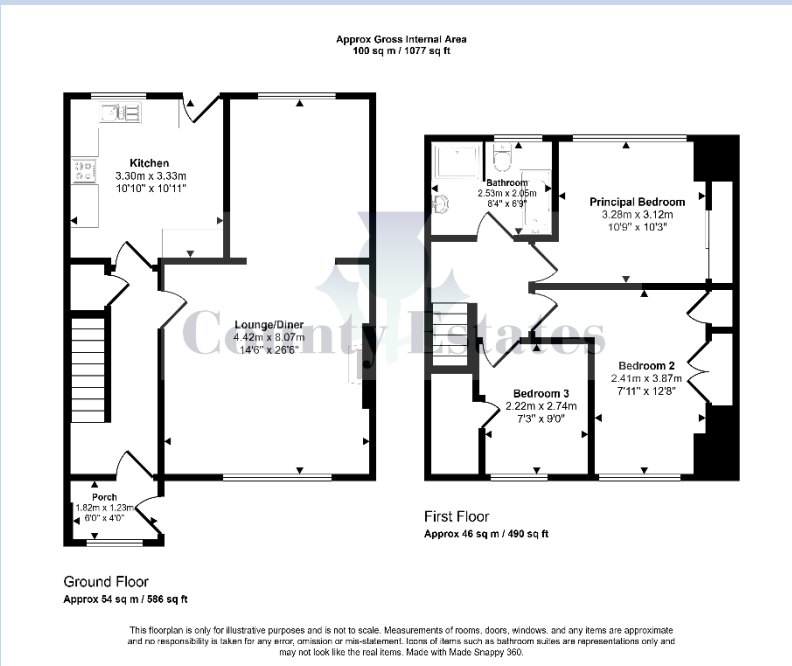
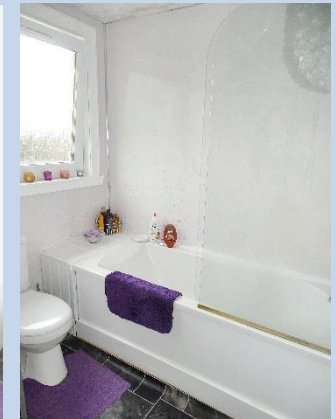


Heating, Glazing & Solar Panels

This property benefits from a gas central heating system and is double glazed throughout. The house also has solar panels that feed into the grid which provides a quarterly payment.

Home Report

To view this home report please email us on:
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