



**SEMI-DETACHED FAMILY HOME**

**SPACIOUS LOUNGE**

**KITCHEN**

**TWO DOUBLE BEDROOMS & A BOX ROOM**

**REQUIRING MODERNISATION AND UPGRADING  
THROUGHOUT**

**FAMILY BATHROOM ON LOWER LEVEL**

**GENEROUSLY SIZED REAR GARDEN**

**DRIVEWAY**



**44 Moss Road**  
Tillicoultry, FK13 6NS

**Offers Over £138,000**



## Entrance

Access to the property is via wooden door with decorative glazed panels leading directly in to the kitchen.

## Kitchen 12' 8" x 10' 2" (3.86m x 3.10m)

The kitchen, while in need of modernisation and upgrades, provides ample space for modern family living, featuring a window that overlooks the garden and an external door for easy access to the garden.

## Inner Hallway

The inner hallway gives access to the lounge, utility area, family bathroom and stairs to the upper level.

## Lounge

The spacious lounge features a large bay window which offers views of the front of the property, complemented by a convenient storage cupboard and a charming feature open fire with an original cast iron surround.

## Utility Area 5' 8" x 3' 1" (1.73m x 0.94m)

The utility area provides space for an under-counter appliance.

## Family Bathroom 8' 11" x 5' 10" (2.72m x 1.78m)

The family bathroom has been partially tiled and comprises of a bath with overhead shower, sink and w.c. There is an opaque rear window.

## Principal Bedroom 12' 8" x 11' 1" (3.86m x 3.38m)

The spacious principal bedroom provides carpeted flooring and a window overlooking the rear garden.

## Bedroom Two 13' 3" x 8' 9" (4.04m x 2.66m)

Bedroom two provides a window overlooking the front of the property with lovely views towards the Ochil Hills.

## Box Room 8' 11" x 5' 10" (2.72m x 1.78m)

Is the perfect space for either a single bed or a study.

## Gardens & Driveway

The property features a small front garden along with a paved driveway for convenient off-street parking. To the rear, is a spacious fully enclosed garden mainly laid to lawn, completed with a summer house.

## Included Extras

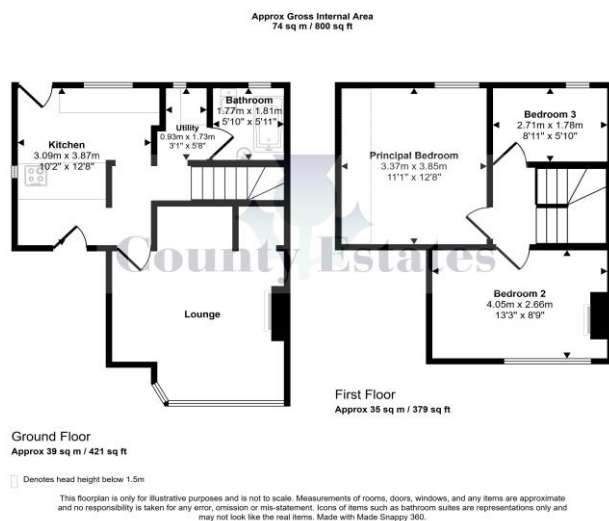
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings and light fittings. The cooker, fridge, freezer and washing machine (No guarantees or warranties on appliances). The summer house (sold as seen).

## Heating & Glazing

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

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)



## MONEY LAUNDERING REGULATIONS 2003

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.