



TRADITIONAL GROUND FLOOR FLAT

TWO BEDROOMS

SPACIOUS LOUNGE

GENEROUSLY SIZED KITCHEN

BATHROOM

**PRIVATE REAR GARDEN & COMMUNAL
DRYING AREA**



69 High Street
Tillicoultry, FK13 6AA

Offers Over £86,995

Entrance

The property offers convenient access with a private entrance door leading into an entrance vestibule, and a glazed door that opens directly into the lounge.

Lounge

 16' 10" x 12' 11" (5.13m x 3.93m)

The lounge features laminate flooring, an electric fire, and a large window that allows a flow of ample natural light and offers front views, creating a bright and welcoming atmosphere. It provides access to the inner hallway, which connects to all other areas of the accommodation.

Kitchen

 12' 6" x 12' 2" (3.81m x 3.71m)

The kitchen provides a range of wall and base units, complemented by contrasting worktops, splashback tiles and vinyl flooring. It is fully equipped with an integrated gas oven and hob, fridge, freezer, and washing machine. Natural light is provided through a rear-facing window, complemented by an external door that provides direct access to the garden, making it a practical and functional space.

Principal Bedroom

 10' 8" x 9' 9" (3.25m x 2.97m)

The principal bedroom offers carpeted flooring, fitted double wardrobes with sliding doors and a window overlooking the rear.

Bedroom Two

 13' 0" x 11' 2" (3.96m x 3.40m)

Bedroom two features carpeted flooring and a window that offers lovely views of the Ochil Hills and the front of the property.

Bathroom

 6' 10" x 5' 7" (2.08m x 1.70m)

The fully tiled bathroom comprises of a bath with overhead shower, w.c, wash hand basin and a rear opaque window.

Gardens

This property offers a generously sized private garden and access to a communal drying area for convenience. Additionally, it benefits from a gated path leading directly to the street for ease of access.

Heating & Glazing

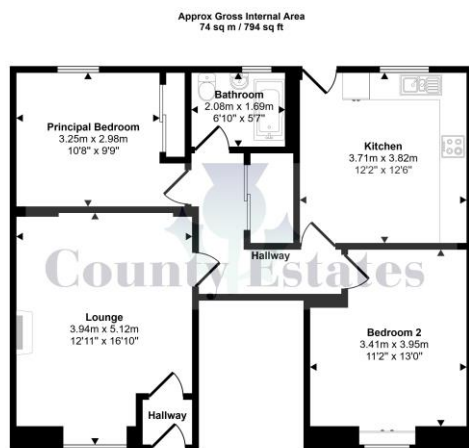
This property benefits from a gas central heating system and is double glazed throughout.

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 integrated gas oven and hob, washing machine, fridge and freezer (No guarantees or warranties on appliances).

Home Reports

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



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.