



6, Ramsey Tullis Drive, Tullibody  
, Clackmannanshire FK10 2UD

Offers Over £435,000



County Estates are delighted to bring to the market this beautifully presented two-storey four-bedroom detached villa located in the desirable area of Tullibody and offers generous, flexible living space ideally suited to modern family life. The property is surrounded by private garden grounds, fully enclosed fencing for privacy and security.

Entrance, entrance hallway leading to all upper accommodation comprising of; open plan lounge/dining room leading to the balcony overlooking Breahead golf course, Two double bedrooms one of which consists of an en-suite shower room and a further separate w.c. On the lower level there is a preparation kitchen with built in appliances leading to a modern open plan kitchen sitting room, separate dining room, family bathroom and a double bedroom and En-Suite. A further double bedroom, lounge and conservatory completes the inside of this property. Externally, the home enjoys beautifully landscaped private gardens with timber decking areas perfect for outdoor relaxation or entertaining. The property enjoys elevated views over Braehead Golf Course and beyond, offering a stunning outlook across the surrounding landscape. A large driveway provides ample off-street parking and leads to an attached double garage operated electronically offering excellent storage or workshop potential.

Tullibody provides excellent educational facilities ranging from nurseries to primary and secondary schools. Benefitting from a variety of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road network providing easy travelling throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### **Entrance**

Entrance via a part glazed UPVC door with co-ordinating side panels.

### **Entrance Hallway**

Fully carpeted entrance hallway, leading to a staircase, featuring sleek glass panels and Natural Oak accents. The open structure allows light to flow seamlessly through the space, creating a sense of openness and warmth. The glass balustrades provide a modern, minimalist touch.

### **Upper hallway**

Fully carpeted upper hallway leading to all accommodation and loft access.

### **Lounge**

29' 4" x 25' 2" (8.95m x 7.66m)

This spacious open plan lounge with an inviting atmosphere, large bay window that fills the room with natural light. Its expansive layout provides plenty of space for relaxation and entertaining, perfect for family gatherings or hosting guests while enjoying views of the front garden. The generous window design combines aesthetic appeal with comfort, complemented by a built-in decorative fire that adds warmth and charm to the space. Leading to ;



### **Dining Room/Music Room**

The stylish dining room, offers a unique blend of elegance and functionality, leading to a glass balustrade balcony that seamlessly overlooks breathtaking views of Breahead Golf Club, creating an inspiring and serene ambiance perfect for both entertaining and relaxing.

### **Principal Bedroom/En-Suite**

14' 10" x 8' 7" (4.53m x 2.62m)

The principal bedroom features plush carpeting on the upper level, complemented by a double-glazed window that offers picturesque views of Breahead Golf Course and the surrounding landscape. It includes a three-piece en-suite shower room with a partially tiled shower enclosure and an electric overhead shower.

### **Bedroom Two**

11' 11" x 11' 1" (3.64m x 3.37m)

Fully carpeted second double bedroom on the upper level with a double glazed window overlooking the rear of the property.

### **W.C**

4' 8" x 3' 7" (1.41m x 1.1m)

W.C on the upper level with a laminate flooring throughout.

### **Lower Hallway**

Fully carpeted L Shaped lower hallway leading to all lower accommodation.







### Kitchen

8' 6" x 4' 10" (2.58m x 1.48m)

Preparation kitchen with white high gloss wall and base units, with a quartz worktop, built in induction hob, integrated microwave and fridge. Leading to;

### Open plan Kitchen/ Lounge

30' 11" x 25' 2" (9.42m x 7.67m)

This beautifully designed kitchen/diner combines sleek white high gloss cabinets with black quartz worktops, tiled flooring, and modern appliances including a built-in oven, induction hob, dishwasher, fridge/freezer, providing both style and functionality. The spacious island serves as a perfect spot for dining and socializing. Open plan lounge at the rear, which features double-glazed windows overlooking the garden, a decorative electric fire, and plenty of space for free-standing furniture, creating a warm and inviting living area.



### Dining Room

This inviting space features a fully carpeted dining room that doubles as a versatile area, alongside a spacious double bedroom with double patio doors opening onto the rear garden. The stunning views of Breahead Golf Club create an outdoor living ambiance, perfect for relaxing or entertaining while enjoying the scenic surroundings.

### Family Bathroom

Three-piece family bathroom comprises of a bath, w.c and hand wash basin.



### Bedroom Three/ En-Suite

This bright, spacious double bedroom located on the lower level features a double-glazed window that overlooks the rear garden, ensuring plenty of natural light. Fully carpeted and can offers ample space for free-standing furniture and includes a convenient three-piece en-suite shower room for added privacy and convenience.

### Bedroom Four

Bedroom four fully carpeted with built in mirrored wardrobes and a double glazed window overlooking the side of the property.



## Sitting Room

This spacious sitting room features elegant French doors that open onto the rear garden, flooding the space with natural light and creating a bright, inviting atmosphere ideal for relaxing or entertaining.

## Conservatory

This charming conservatory, featuring laminate flooring for a sleek, low-maintenance finish, offers seamless access to outdoor space through French doors, making it an ideal spot for relaxation or entertaining. Please note that the floor-mounted hot tub is included in the sale as sold as seen, adding to the property's appeal.

## Gardens

Externally, the home enjoys beautifully landscaped private gardens with a timber decking area perfect for outdoor relaxation or entertaining. The property enjoys elevated views over Braehead Golf Course and beyond, offering a stunning outlook across the surrounding landscape.

## Parking/Garage

A large driveway provides ample off-street parking and leads to an attached double garage operated electronically offering excellent storage or workshop potential.

## Included Extras

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

## Heating & Glazing

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

## Home Report

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

