



10, Firs Road, Tullibody  
Clackmannanshire FK10 2TH

Offers Over £148,500



County Estates are delighted to present to the market this spacious well presented three bedroom mid terraced villa in the village of Tullibody.

Well presented family home comprising of; entrance hallway, bright spacious lounge, modern fitted kitchen breakfast room, family bathroom, three double bedrooms. Private gardens and driveway to the front of the property this property has fantastic views of the Ochil Hills.

Tullibody provides excellent educational facilities ranging from nurseries to primary/secondary schools. Benefiting 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**

Access to the property via a white UPVC glazed door  
Leading to:

### **Entrance Hallway**

Spacious welcoming entrance hallway leading to all lower accommodation.

### **Lounge**

14' 0" x 12' 5" (4.26m x 3.79m)

This bright spacious lounge is fully carpeted, large double glazed window overlooking the front of the property with double doors leading into the kitchen/breakfast area.

### **Kitchen/Breakfast Room**

8' 8" x 12' 1" (2.64m x 3.69m)

This modern fitted kitchen offers a sleek grey high gloss finish with marble effect worktops and splashbacks, creating a stylish and functional space. It features integrated appliances including a built-in extractor hood, gas hob, electric oven, fridge freezer, and under-counter dishwasher, with additional space for a washing machine. The double glazed window provides stunning views of the Ochil Hills, filling the room with natural light. A built-in breakfast area and ample storage enhance its practicality, making it an ideal space for both cooking and socializing.

### **Family Bathroom**

8' 7" x 6' 7" (2.61m x 2.01m)

This modern and stylish family bathroom offers a luxurious and functional space, featuring a separate fully enclosed shower cubicle with a thermostatic rain shower head, a comfortable W.C., and a wash hand basin with elegant white vanity units. The wet wall throughout ensures easy maintenance and a sleek appearance, while the opaque double-glazed window provides natural light and privacy by overlooking the rear of the property.

### **Upper Hallway**

Fully carpeted upper hallway with a double glazed window overlooking the front of the property offering an abundance of natural light. Built in storage cupboard for linen.

### **Principal Bedroom**

14' 6" x 10' 7" (4.41m x 3.22m)

This spacious principal bedroom features full carpeting for comfort, a double-glazed window offering natural light and front-facing views, and ample storage solutions including built-in wardrobes with shelving and hanging rails, making it both functional and inviting.







### Bedroom Two

12' 3" x 10' 2" (3.74m x 3.11m)

Bedroom two offers a cozy and inviting space with full carpeting and a double-glazed window at the rear that provides stunning views of the Ochil Hills, creating a tranquil atmosphere. The built-in cupboard offers convenient storage, while the ample space allows for flexible arrangement of free-standing furniture, making it a versatile and comfortable room

### Bedroom Three

11' 3" x 10' 2" (3.43m x 3.11m)

This third double bedroom offers a comfortable and versatile space with full carpeting for added warmth and comfort, complemented by a double-glazed rear window that provides natural light and insulation. It features practical storage options including built-in and freestanding wardrobes equipped with hanging rails and shelving, making it an ideal space for organization and ease of access

### Gardens

Private front garden with driveway to accommodate two vehicles. side access through shared venal giving access to rear garden Fully enclosed rear garden with paved seating areas, artificial lawn, garden shed and access to electricity. Stunning views of the Ochil Hills.



## Driveway

Further benefitting the property is a driveway to the front with parking for up to two vehicles

## Included Extras

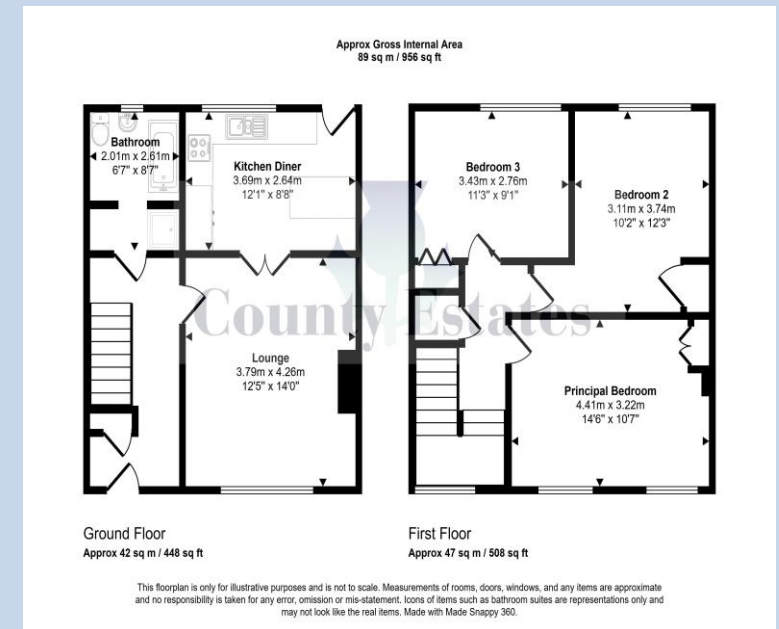
Included in the sale of the property are all carpets and floor coverings, light fittings, curtain poles, blinds and bathroom accessories. Built-in oven/hob with extractor fan above and integrated appliances in the kitchen and free standing dishwasher and garden shed.

## Heating & Glazing

The property benefits from 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)



County Estates (Scotland) Ltd Office  
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR  
[admin@county-estates.net](mailto:admin@county-estates.net)  
[www.county-estates.net](http://www.county-estates.net)