

9 MOSS ROAD, TILlicOUNTRY FK13 6NS

HARPER & STONE
ESTATE & LETTING AGENTS





9 MOSS ROAD

TILlicOUNTRY, FK13 6NS

PROPERTY FEATURES

- Former Police Station (circa 1940) beautifully reimagined into a distinctive contemporary home
- 3 bedroom, 2 bathroom end terraced family home with ample parking to the rear
- Exceptional full renovation by KRML Ltd Properties with high end, timeless finishes throughout
- Approximately an impressive 113 square meters m of versatile living space, thoughtfully designed for modern family life
- Striking open plan kitchen/dining room offering a modern living concept
- Elegant lounge accessed via a statement barn door, offering a cosy yet refined retreat
- High spec interiors featuring traditional style radiators, ambient mood lighting and elegant neutral décor throughout
- Principal bedroom with ensuite shower room
- Walking distance to all local amenities and schooling
- Early viewing strongly recommended

A remarkable fusion of heritage and contemporary design, 9 Moss Road is a truly unique home steeped in local history. Formerly Tillicountry's Police Station, dating circa 1940, this end terrace property has been meticulously reimagined by KRML Ltd Properties into a stunning three bedroom, two bathroom family home. Extending to approximately 113 square metres, the home offers beautifully balanced, flexible living space, finished to an exceptional standard with a seamless blend of classic detailing and modern luxury.

The Accommodation is Offered as Below:

Ground Floor: Entrance Hall, Kitchen/Diner, Lounge, Laundry/Utility Room and WC.

First Floor: Upper Landing, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Bathroom.

From the moment of entry, the attention to detail is evident. A wide, welcoming hallway sets the tone, enhanced by full height panelling that creates an immediate sense of depth and refinement. Herringbone flooring in a rich coco tone flows effortlessly throughout the ground floor, complemented by traditional style radiators and thoughtfully integrated mood lighting that enhances the ambience in every room.

To the left, through a striking square archway, lies the heart of the home, a beautifully appointed kitchen and dining space. Shaker style wall and base units in a soft neutral palette are paired with elegant granite worktops, while a central island provides additional storage and an informal dining option. Integrated appliances include an induction hob, dishwasher, microwave, and fridge freezer, while a classic Belfast sink adds a timeless touch. The dining area, positioned to the front, offers a warm and inviting setting for both everyday living and entertaining, while direct access to the rear garden enhances the indoor outdoor flow.

To the right of the hallway, accessed via a characterful barn door, the lounge offers a cosy yet refined retreat. Beautifully presented, it provides the perfect space to unwind. To the rear of the ground floor, a thoughtfully







9 MOSS ROAD

designed utility/laundry room features striking navy cabinetry, generous worktop space, a hanging rail, and additional under stair storage ideal for modern family living. A stylish cloakroom completes the level, finished with half height panelling in a soft sage tone, complemented by a contemporary vanity unit and WC.

A quarter turn staircase, illuminated by a mid level window, leads to the first floor where a practical linen cupboard adds convenience. The principal bedroom, positioned to the front, is a serene and stylish sanctuary with fitted wardrobes and a beautifully finished ensuite shower room, featuring striking black fittings, a walk in shower, vanity sink with storage unit, heated towel rail, and WC.

Bedroom two, located to the rear, is a bright and spacious double with fitted storage, while bedroom three offers further versatile accommodation with a fitted wardrobe. The family bathroom is equally impressive, a calm, spa like space finished in muted tones, complete with a bath, over bath shower, vanity sink with storage below, heated towel rail, and WC.

Externally, the property enjoys thoughtfully landscaped, low maintenance gardens to both the front and rear. The front garden is enclosed by a half height slatted fence, with a gated entrance leading to decorative gravel and

attractive planters. The rear garden provides a wonderful outdoor retreat, featuring a lawn, paved pathways, gravel detailing, and a sheltered seating area ideal for relaxing or entertaining. A substantial former garage offers excellent additional storage, with convenient access.

A rare opportunity to acquire a home of genuine character and distinction, 9 Moss Road effortlessly combines its historic roots with refined modern living. Impeccably finished and thoughtfully designed throughout, this exceptional property offers a truly turn key lifestyle in a charming and well-connected setting.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

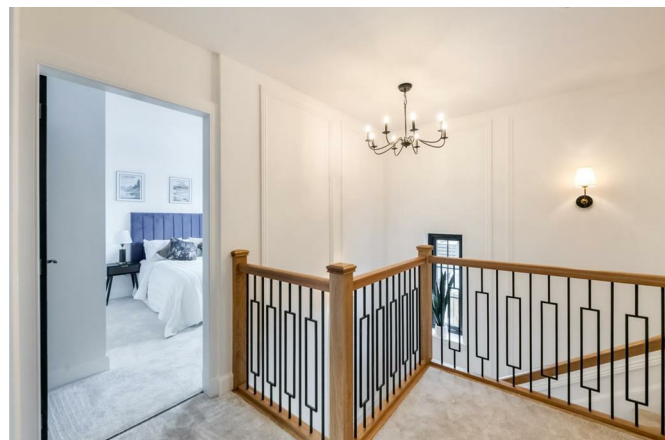
Council Tax Band New Build Rate Not Available Yet
EER Band C

Water: Mains
Sewage: Mains

Heating: Gas

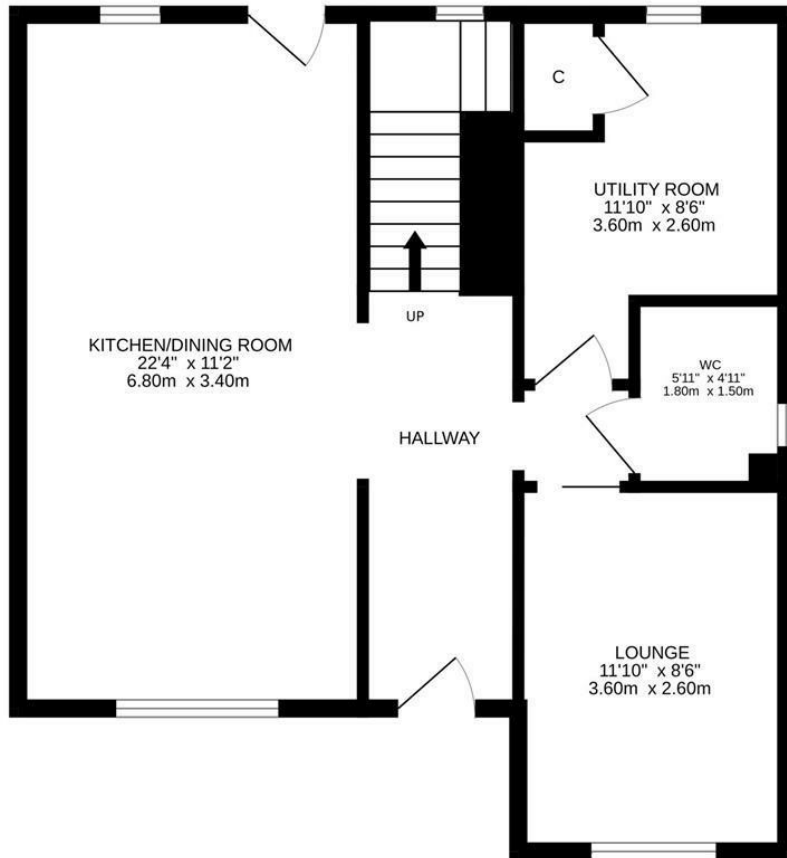
Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

