



WELL PRESENTED END TERRACE VILLA

FANTASTIC VIEWS OF THE OCHIL HILLS

BRIGHT AND SPACIOUS LOUNGE

STYLISH DINING KITCHEN

MODERN FAMILY BATHROOM

THREE DOUBLE BEDROOMS

GAS CENTRAL HEATING & DOUBLE GLAZING

PRIVATE GARDENS TO THE FRONT & REAR



94 Jamieson Gardens
Tillicoultry, FK13 6EP

Offers Over £153,500

Entrance

Access is to the side of the property via a white UPVC door with decorative glazed panels.

Entrance Hallway

The welcoming entrance hallway has light grey laminate flooring and benefits from a built-in storage cupboard which houses the electrics. Access is provided to the family bathroom, lounge and the dining kitchen.

Family Bathroom 7' 1" x 6' 10" (2.16m x 2.08m)

The stylish family bathroom has a double vanity sink unit, w.c and a bath with a rainfall shower overhead. There is modern wet-wall panelling, laminate flooring and an opaque window to the rear.

Dining Kitchen 11' 5" x 10' 8" (3.48m x 3.25m)

The modern dining kitchen has a good range of grey units with marble effect worktops and a built-in oven, microwave and gas hob. The integrated appliances include a fridge/freezer, a washing machine and a dishwasher. There is a window overlooking the rear garden with fantastic views of the Ochil Hills and a door giving direct access to the rear garden.

Lounge 15' 1" x 13' 9" (4.59m x 4.19m)

The bright and spacious lounge has a large window overlooking the front of the property, light grey laminate flooring and an inset fireplace with an oak mantle. There is a built-in alcove with glass shelving and a large walk-in storage cupboard which houses the boiler.

Upper Hallway

The carpeted upper hallway has a window overlooking the side and provides access to all of the upper accommodation and the loft.

Principal Bedroom 12' 6" x 12' 9" (3.81m x 3.88m)

The principal bedroom is a good size double bedroom which overlooks the front of the property, and benefits from a large, walk-in storage cupboard and carpeted flooring.

Bedroom 2 8' 8" x 12' 3" (2.64m x 3.73m)

The second double bedroom is to the rear of the property and has beautiful views of the Ochil Hills, carpeted flooring and built-in wardrobes.

Bedroom 3 9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom 3 is the third double bedroom to the rear with lovely views, carpeted flooring and ample room for free-standing furniture.

Heating & Glazing

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

Gardens

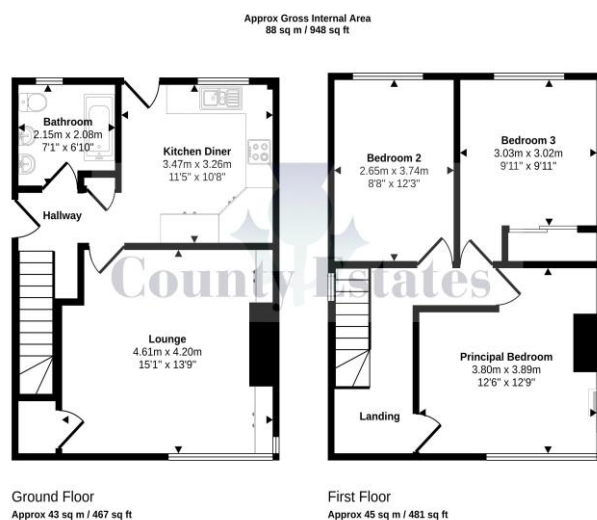
The front garden has a chipped and paved seating area with a shared pathway leading to the side entrance. The fully enclosed rear garden sits directly at the foot of the Ochil Hills with breathtaking views and features - sections laid to lawn with stone chipped seating areas and a wooden garden shed.

Parking

There is on-street parking to the front of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings and blinds. Also included is the built-in oven and microwave, the integrated appliances including the fridge/freezer, the washing machine and the dishwasher in the kitchen, and the shed in the rear garden.



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 Snaggy 360.



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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.