



**BEAUTIFUL GROUND FLOOR FLAT**  
**BRIGHT AND SPACIOUS LOUNGE/DINER**  
**TWO DOUBLE BEDROOMS**  
**PRIVATE REAR GARDEN**

**MODERNISED TO A HIGH STANDARD THROUGHOUT**  
**STYLISH FITTED BREAKFASTING KITCHEN**  
**MODERN FAMILY BATHROOM**  
**ALLOCATED PARKING SPACE**



**9 Weavers Way**  
Tillicoultry, FK13 6BD

**OFFERS OVER**  
**£134,500**

## Entrance

Access to the property is via a hardwood effect composite door with an opaque glazed panel.

## Entrance Hallway

The inviting entrance hallway features luxury vinyl slip resistant flooring and a convenient built-in storage cupboard that houses the hot water tank. It provides access to all areas of the property.

## Lounge/Diner 23' 4" x 15' 11" (7.11m x 4.85m)

The bright and spacious lounge boasts two large windows offering views of the Ochil Hills, filling the room with natural light, while French doors provide seamless access to the rear garden. A feature media wall with a modern bioethanol fuel fire creates a cozy focal point, with two shelved alcoves for decorative displays and space for a wall mounted T.V. The generous space comfortably accommodates a sizable dining table with chairs, all complemented by stylish oak-effect laminate flooring.

## Breakfasting Kitchen 12' 3" x 9' 5" (3.73m x 2.87m)

The fantastic breakfasting kitchen boasts a stylish array of modern white high gloss units complemented by sleek oak-effect worktops and splashbacks, creating a contemporary and inviting space. It features a built-in oven and induction hob, along with integrated appliances including a fridge/freezer and dishwasher for added convenience. A spacious pantry provides ample storage and space for a washing machine, while an additional storage cupboard enhances practicality. The kitchen also offers a designated area for a table and chairs, with a window overlooking the side of the property, making it perfect for entertaining.

## Principal Bedroom 12' 11" x 8' 8" (3.93m x 2.64m)

The principal bedroom is to the front of the property, with carpeted flooring and ample room for free-standing bedroom furniture.

## Bedroom 2 9' 5" x 8' 3" (2.87m x 2.51m)

The second double bedroom is also overlooking the front of the property with carpeted flooring and benefits from a built-in double wardrobe.

## Family Bathroom 5' 2" x 9' 5" (1.57m x 2.87m)

The stylish family bathroom comprises of a white three piece suite with an electric shower overhead and is partially tiled with luxury vinyl slip resistant flooring.

## Heating & Glazing

The property benefits from an electric heating system and is fully double glazed throughout.

## Gardens

Front garden is laid with stone chips and a paved pathway leads to the front door entrance. The south facing rear garden is fully enclosed with a timber decked seating area, space for a hot tub and a small artificial grassed section with a wooden garden shed and raised garden planters with decorative stones.

## Parking

The property benefits from an allocated parking space to the front.

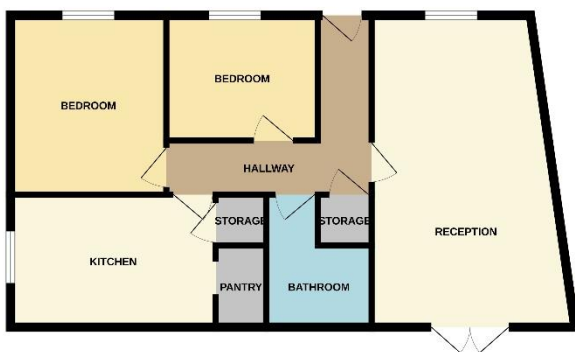
## Included Extras

Included in the sale of the property are all carpets and floor coverings, blinds, curtains and curtain poles, light fitments and bathroom accessories. The built-in oven and induction hob and the integrated appliances in the kitchen - the fridge/freezer. Also the bioethanol fuel fire in the lounge and the wooden garden shed.

## Negotiable Extras

The negotiable extras in the property are the hot tub in the rear garden.

GROUND FLOOR



Our sales agents have been given access to the property to take photographs, measurements, and create a floor plan. They have not seen the property and are not responsible for any errors or omissions. They are not to be used for any purpose other than the sale of the property. The property is sold as seen and the buyer is responsible for any checks they wish to carry out. M&G 10/2023



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.