



 **O'MALLEY**

20 Kirkton Gardens
Tillicoultry, FK13 6PG

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Description

O'Malley Property are delighted to present to the market this immaculate detached family home, ideally located within the highly sought after Hillfoots village of Tillicoultry.

Presented in true walk-in condition, the property boasts modern fixtures and fittings throughout and occupies a desirable corner plot.

Upon entering, you are welcomed by a bright entrance hallway that provides access throughout the home. The spacious lounge is positioned to the front of the property and benefits from a large front-facing window, allowing an abundance of natural light to flood the room. The lounge flows seamlessly into the open-plan kitchen and dining area. Installed in 2021, the contemporary kitchen features sleek cabinetry and worktops, along with a central breakfast bar complete with a gas hob, creating a stylish and functional space for everyday living and entertaining. A useful utility room is conveniently located just off the kitchen, providing additional storage and space for free standing appliances.

The lower level further benefits from a modern shower room, also upgraded in 2021, along with bedroom four currently utilised as a playroom, offering flexible accommodation to suit a variety of family needs.

On the upper level, there are three well-proportioned bedrooms, comprising two spacious double rooms and a generous single bedroom with ample floor space. Completing the accommodation is a family bathroom fitted with a bathtub, W/C and wash hand basin.

Externally, the property enjoys a prime corner plot with gardens predominantly laid to lawn, providing an ideal space for outdoor relaxation and family living while also offering lovely views towards the surrounding hills. A multi-car driveway and a single garage provide excellent off-street parking and additional storage.

“Spacious Property”

Location

Kirktoon Gardens enjoys a peaceful setting on the edge of Tillicoultry, a welcoming Hillfoots town, situated beneath the Ochil Hills. Residents can enjoy easy access to a variety of nearby walking routes and scenic trails, perfect for getting outdoors and making the most of the surrounding countryside. Everyday amenities are within easy reach, including regular local bus stops providing convenient connections to Alloa, Stirling and neighbouring towns. Sterling Mills Designer Outlet is just a short distance away, offering a great selection of shops, cafés and leisure facilities.

Lounge

16'6" x 12'5"

Kitchen/Dining

23'7" x 12'2"

Utility

9'5" x 7'9"

Bedroom 4/Playroom

11'4" x 7'7"

Shower Room

7'8" x 4'4"

Master Bedroom

16'9" x 9'3"

Bedroom 2

11'8" x 11'6"

Bedroom 3

11'5" x 6'6"

Bathroom

6'6" x 5'8"

Home Report

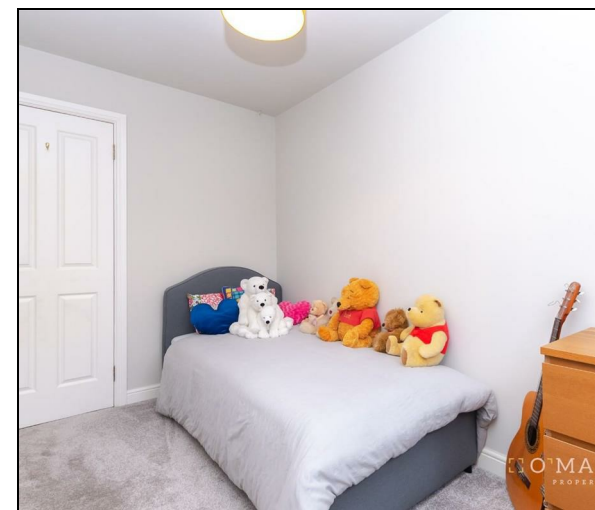
The home report is available upon request. Contact our team today.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds and all appliances are included with the sale.

Misdescriptions Act

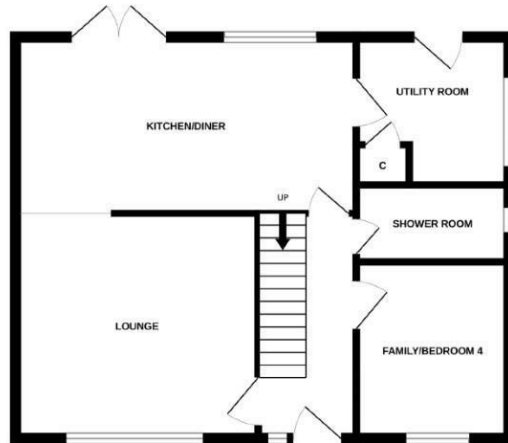
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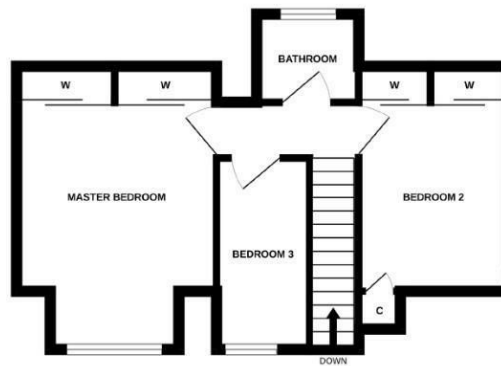
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GROUND FLOOR



1ST FLOOR



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