

9 Kirktown Gardens

TILlicoultry, CLACKMANNANSHIRE, FK13 6PG



A beautifully presented and impressive three-bedroom detached home, offering spacious and versatile accommodation over two levels



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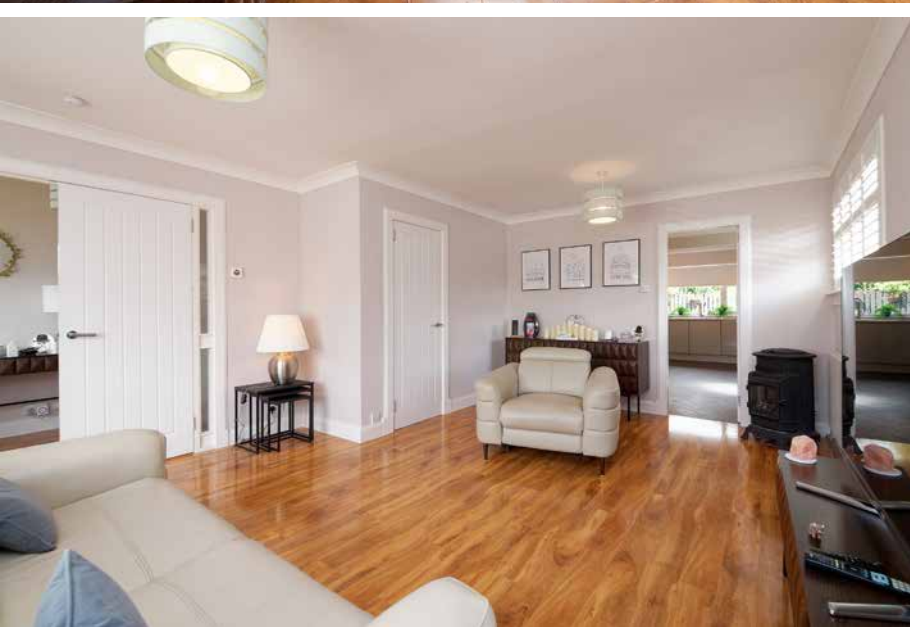
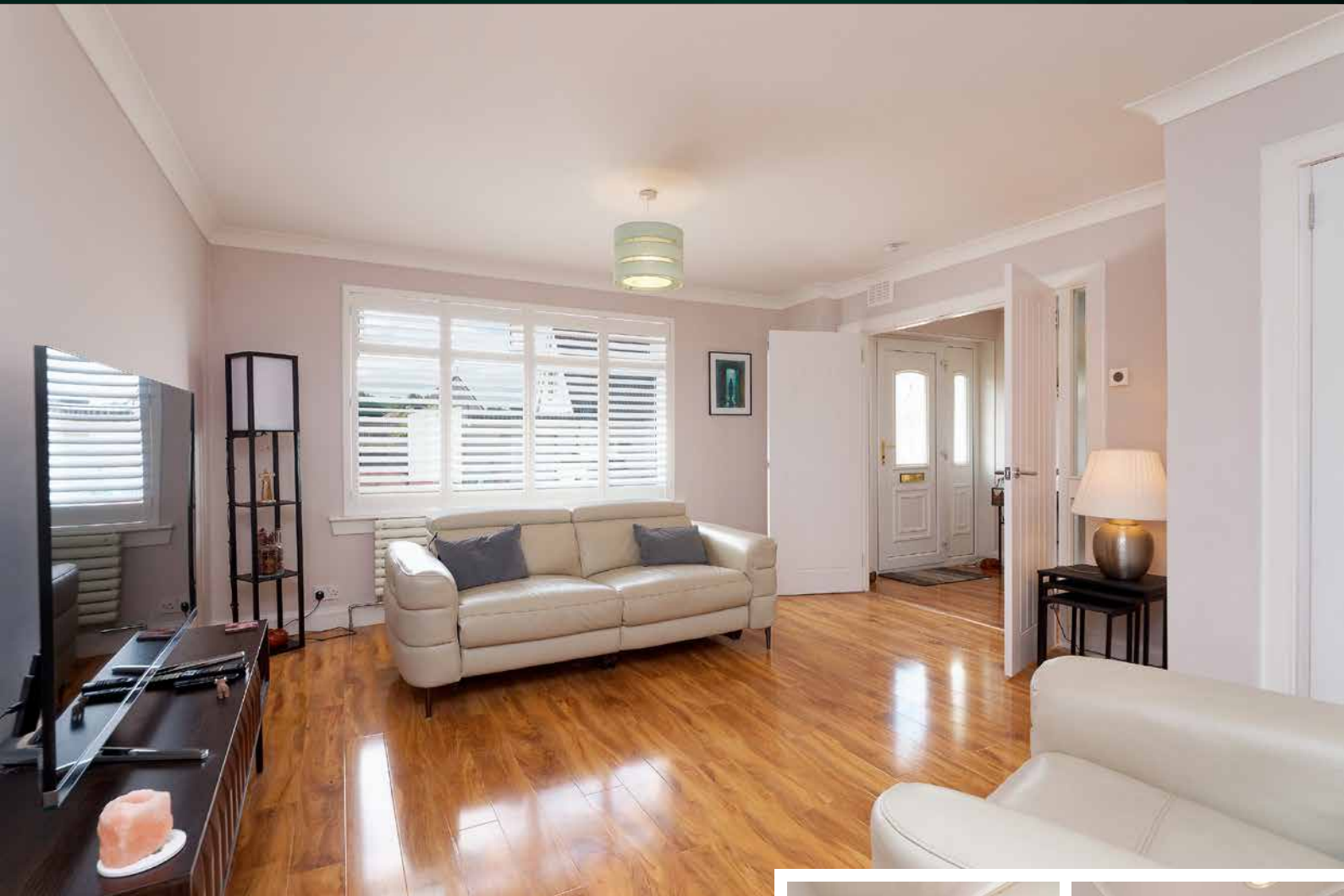


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We are delighted to present to the market this impressive three-bedroom detached home, offering spacious and versatile accommodation that will appeal to a wide range of buyers searching for their next home. Situated within a quiet, highly sought-after, and family-friendly residential area renowned for its strong sense of community, this fantastic property provides the perfect setting to put down roots.

THE LOUNGE



Stepping inside, a welcoming entrance hallway sets the tone for the rest of the home, providing access to the ground-floor accommodation and creating an immediate sense of warmth and space. The bright and inviting formal lounge enjoys an abundance of natural light from the front-facing window, offering a pleasant outlook and a relaxing space in which to unwind.

THE KITCHEN/DINER

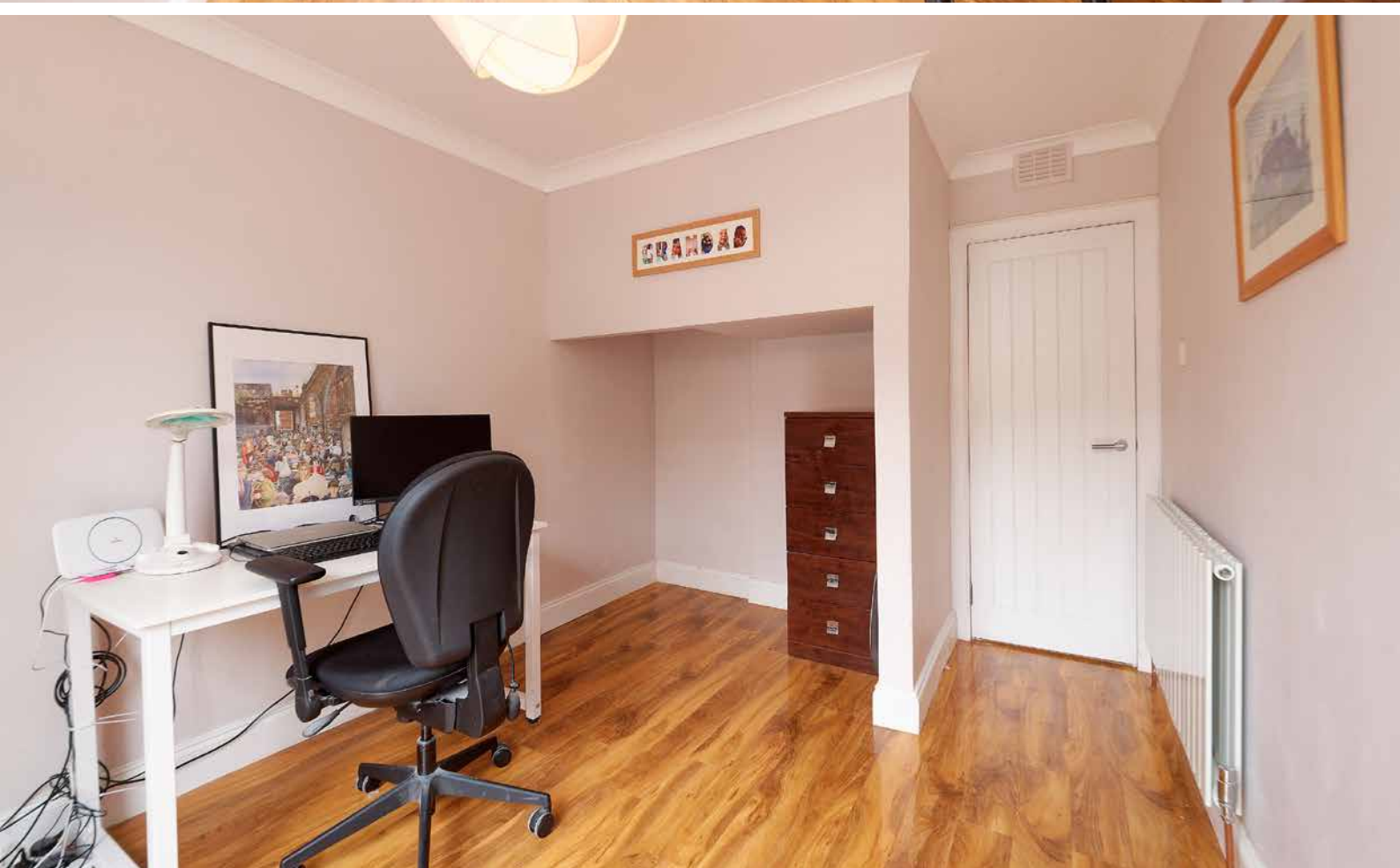
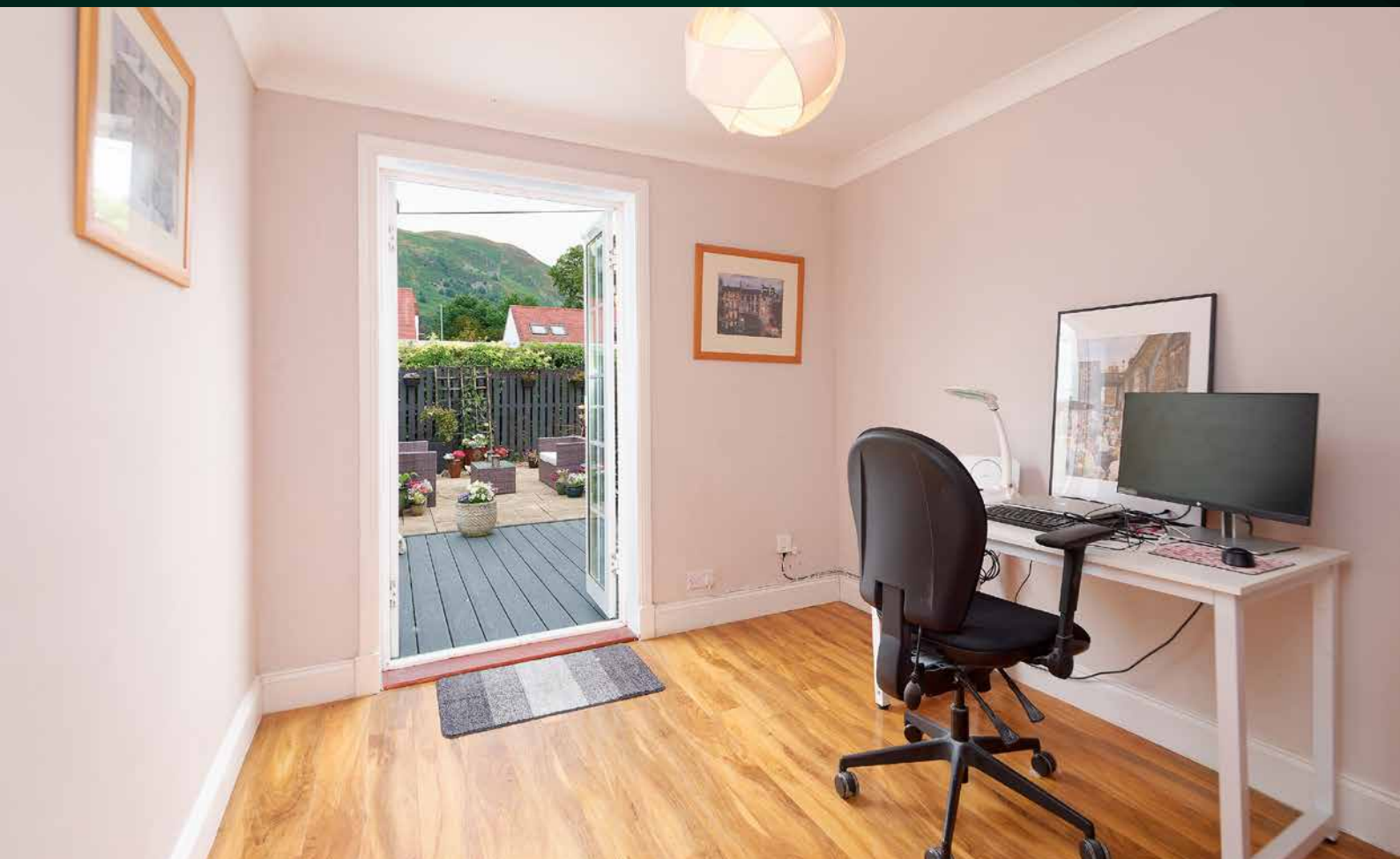


The stylish dining kitchen has been thoughtfully designed with both practicality and modern living in mind. It boasts an excellent range of fitted units, integrated appliances, and additional space for freestanding appliances, while still providing ample room for family dining. It is easy to imagine this sociable space playing host to memorable gatherings with family and friends.

Also on the ground floor is a generously proportioned bedroom, currently utilised as a home office, demonstrating the flexibility this home offers. Whether required as a guest bedroom, playroom, snug, or workspace, the room can easily adapt to suit an individual purchaser's lifestyle. French doors open directly onto the rear decking, seamlessly blending indoor and outdoor living.



BEDROOM 3

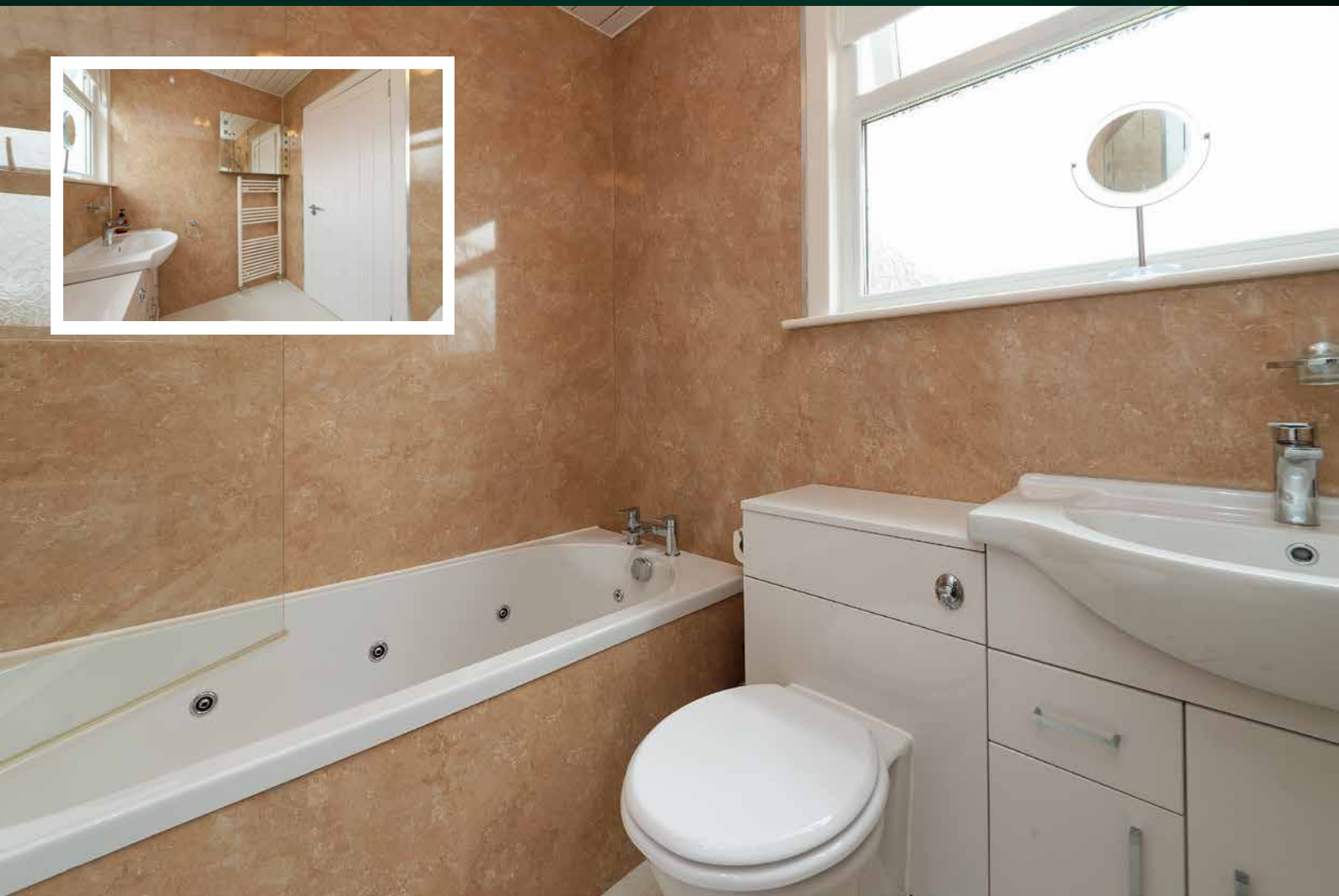




Ascending to the first floor, the crisp and contemporary styling continues. There are two further generously sized double bedrooms, both benefiting from built-in wardrobes while still offering ample space for additional freestanding furniture. The principal bedroom is enhanced by a stylish en-suite shower room, while a beautifully appointed family bathroom completes the upper accommodation.

Further benefits include double glazing and gas central heating, ensuring warmth, comfort, and energy efficiency throughout the seasons.

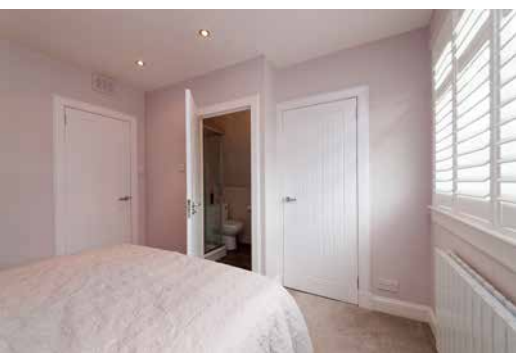
THE BATHROOM



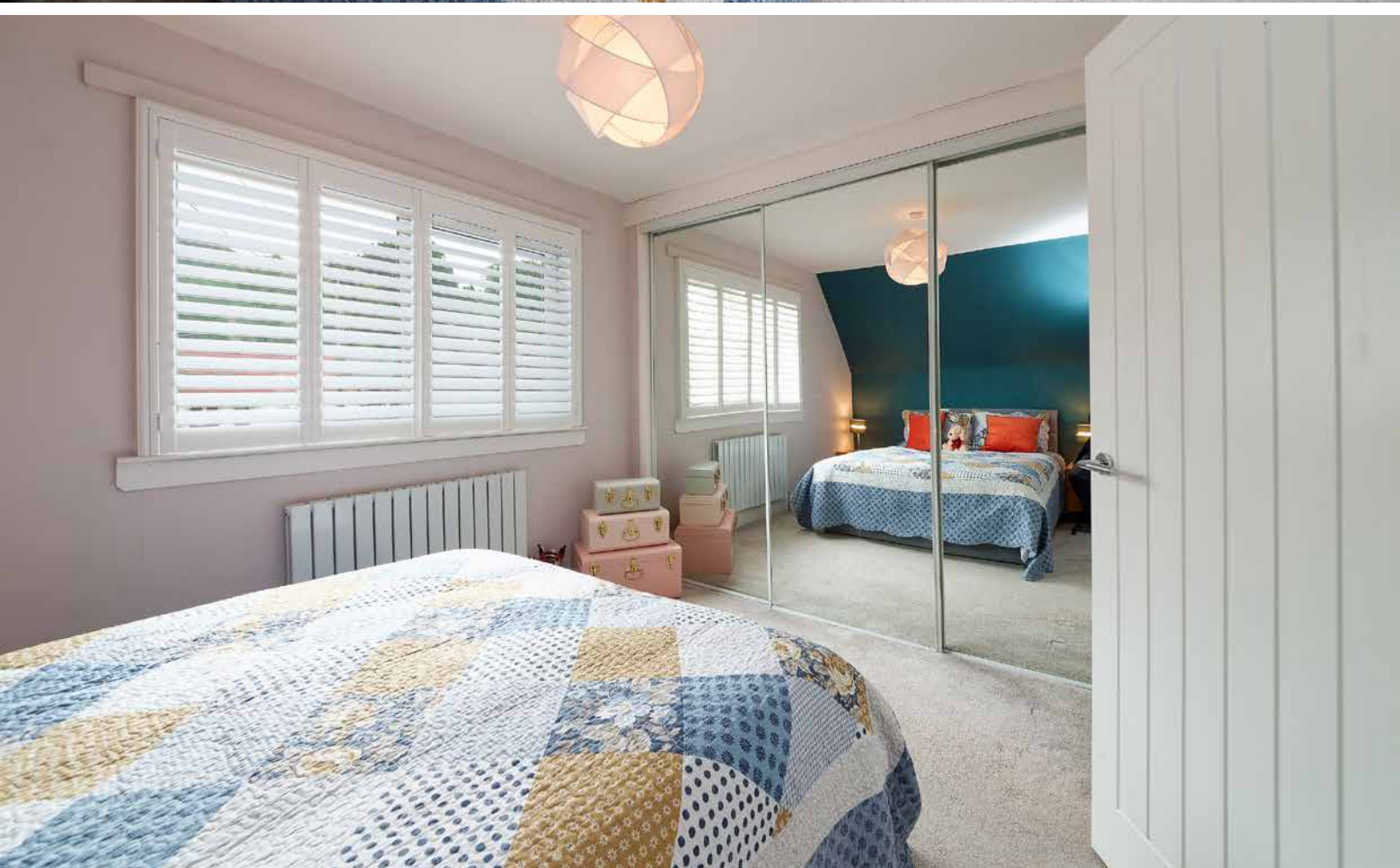
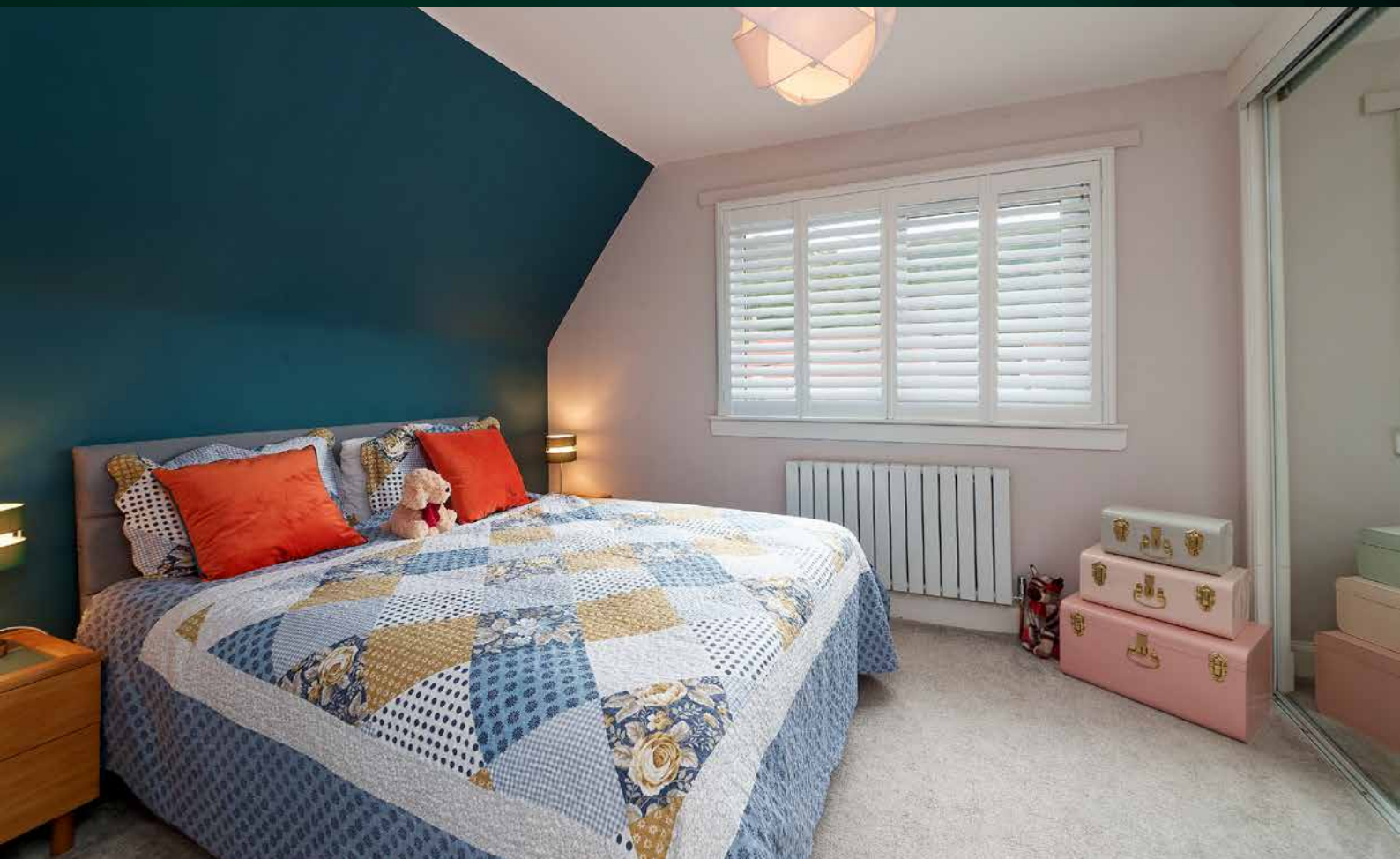
BEDROOM 1



The principal bedroom is enhanced by a stylish en-suite shower room



BEDROOM 2



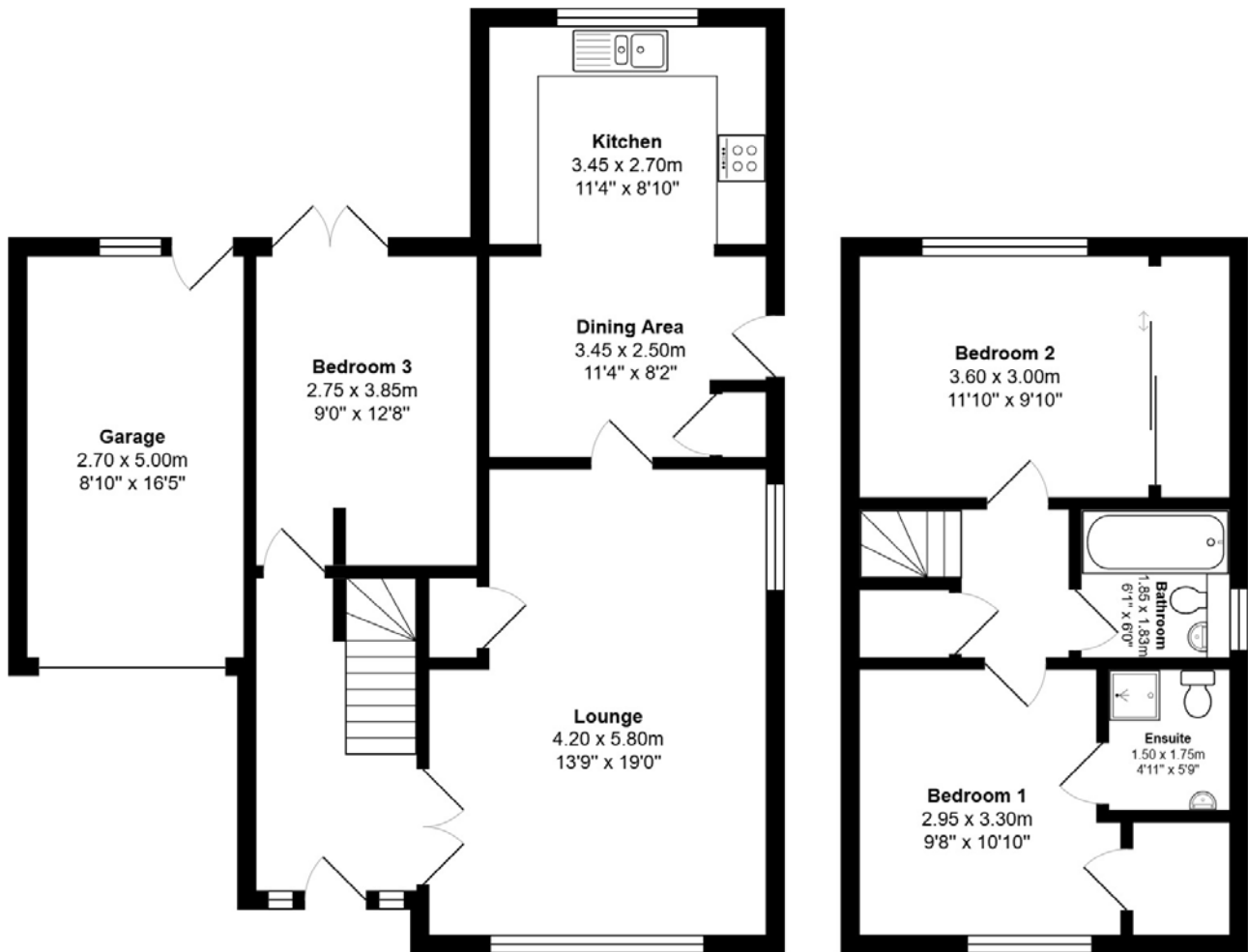
Externally, the property occupies private garden grounds with a driveway to the side providing off-road parking and leading to the garage. The enclosed rear garden is a particular highlight, especially during the warmer months, featuring a generous decking area that is ideal for al fresco dining, entertaining, or simply relaxing while taking in the delightful countryside views.

EXTERNALS



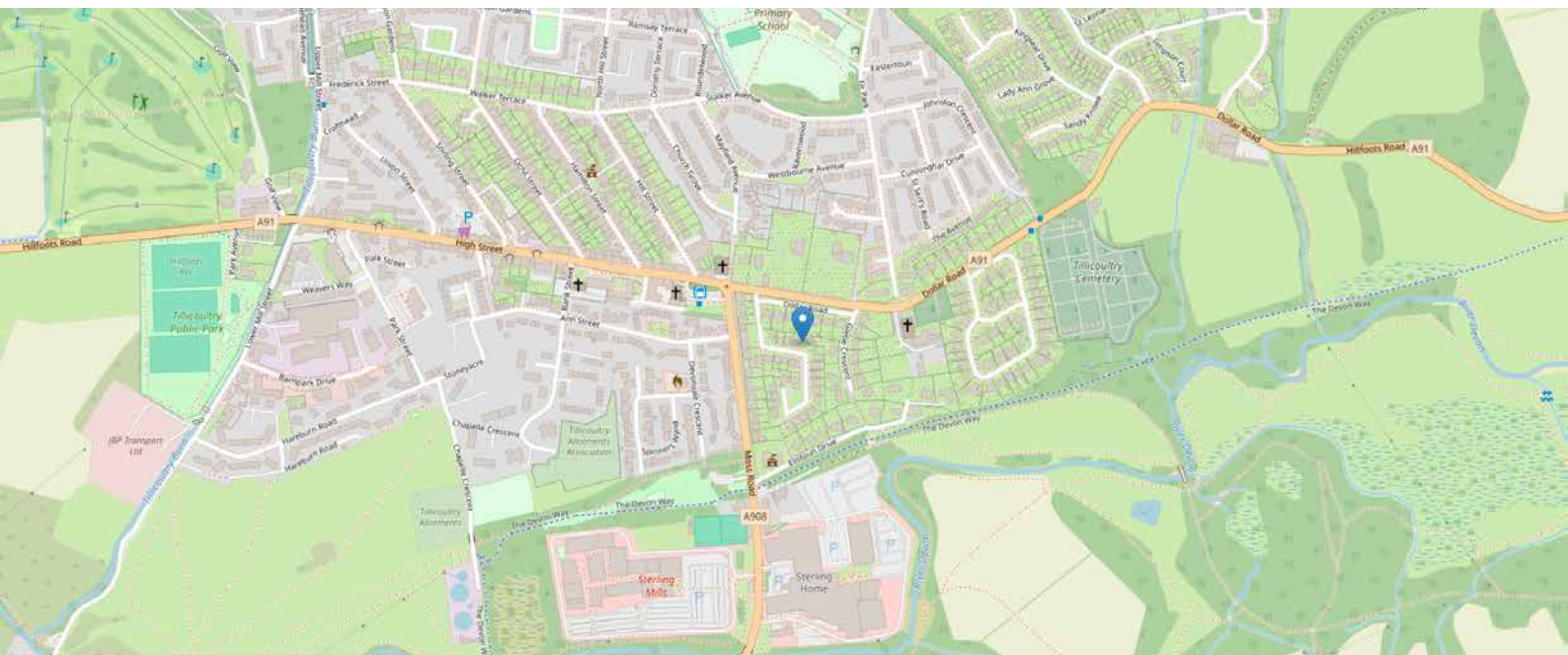


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 102m² | EPC Rating: C



THE LOCATION

Tillicoultry is a town in Clackmannanshire. It is one of the Hillfoot villages on the A91, which runs from Stirling to St. Andrews. Tillicoultry is situated at the southern base of the Ochil Hills, which provides a spectacular backdrop.





The historic town of Stirling is on the banks of the River Forth, only ten miles away and is the gateway to the spectacular scenery of the Trossachs and beyond. The town enjoys a variety of shopping facilities, including banking and post office services. The county of Clackmannanshire provides exceptional leisure and educational facilities with three secondary level schooling establishments, whilst Stirling University lies to the West of the town.

Stirling Town Centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north and a train station in Alloa which connects commuters to main railway services providing rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.



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