



16, Rankine Wynd, Tullibody
, Clackmannanshire FK10 2UW

Offers Over £263,500

County Estates are delighted to bring to the market this spacious detached villa set within a popular residential estate within the town of Tullibody.

This ideal family home comprises of; an entrance hallway, spacious bright lounge, dining room, kitchen/utility room and a downstairs w.c. Four double bedrooms (master with en-suite shower room) and family bathroom. The property further benefits from a private front and a fully enclosed rear garden. Driveway to accommodate approximately two vehicles leading to a single garage.

Tullibody provides excellent educational facilities ranging from nurseries to primary/secondary schools. Benefiting from a variety of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road network providing easy travelling throughout the Wee County

Entrance

Entrance via a white hardwood part-glazed decorative door leading to;

Entrance Hallway

Welcoming entrance hallway fully carpeted leading to all lower accommodation.

Lounge

15' 5" x 10' 9" (4.71m x 3.28m)

Fully carpeted spacious lounge with a bay window overlooking the front of the property and a gas fire insert with a cream marble mantle backing and hearth.

Dining Room

10' 7" x 7' 5" (3.23m x 2.27m)

Bright fully carpeted dining room with double patio doors that seamlessly connect the room to the rear garden, creating a bright space ideal for relaxation or outdoor access.

Kitchen/Breakfast Room

10' 10" x 7' 6" (3.31m x 2.28m)

Fully fitted kitchen with white wall and base units, contrasting worktops and a double-glazed window overlooking the rear of the property. Built-in gas hob and oven, with an under-counter washing machine and dishwasher. leading to;

Utility room

5' 3" x 4' 8" (1.60m x 1.43m)

Fully fitted utility room with white wall and base units and contrasting worktops with access via a upcv door to the rear garden.

W.C

Two-piece downstairs W.C with an opaque window overlooking the side of the property.

Principal Bedroom

12' 7" x 10' 9" (3.83m x 3.27m)

The principal bedroom is fully carpeted with large double-glazed windows overlooking the front of the property providing ample natural bright light.

En-suite

10' 9" x 15' 3" (3.27m x 4.64m)

Three-piece en-suite shower room with an opaque window overlooking the front of the property.

Bedroom Two

12' 2" x 8' 3" (3.71m x 2.52m)

Fully carpeted second double bedroom with a double-glazed window overlooking the rear of the property. This room offers ample space for free-standing furniture.





Bedroom Three

8' 6" x 7' 5" (2.60m x 2.27m)

Bedroom three is fully carpeted with a double-glazed window overlooking the rear of the property.

Bedroom Four

8' 6" x 7' 5" (2.60m x 2.27m)

Bedroom four is fully carpeted with a double-glazed window overlooking the rear garden. This room can be utilised as a dressing room or home office.

Family Bathroom

6' 6" x 6' 0" (1.98m x 1.82m)

Partially tiled three-piece family bathroom suite with a vanity sink, w.c and bath. Opaque window overlooking the front of the property with various bathroom accessories.

Included Extras

Included in the sale of the property are all carpets and floor coverings, various curtain poles, blinds and bathroom accessories. Integrated kitchen appliances, including gas hob, oven, extractor fan, under-counter washing machine and dishwasher. Garden shed.

Gardens

Front garden benefits from a part laid to lawn area, decorative stone chips and a paved pathway leading to the front entrance. Fully enclosed rear garden with a laid-to-lawn area, paved seating area and a wooden garden shed.



Driveway & Garage

Driveway to the front of the property to accommodate approximately three vehicles leading to a single garage with power and light.

Heating & Glazing

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

Home Report

To view this home report please email us on :
admin@county-estates.net

