

O'MALLEY

4 Park Street
Tillicoultry, FK13 6AG

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Description

O'Malley Property are delighted to present to the market this immaculately presented three bedroom semi-detached home on Park Street, Tillicoultry, an excellent opportunity for first-time buyers, couples and growing families alike.

The spacious lounge and dining room is a bright and welcoming space, with windows to the front and rear filling the room with natural light. It offers a comfortable setting for everyday living, dining and entertaining.

The modern kitchen is fitted with sleek gloss wall and base units, wood-effect worktops and a striking tiled splashback. A central island with an induction hob and breakfast bar sits at its heart, alongside an integrated double oven, plenty of storage and direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms. The generous master bedroom benefits from fitted mirrored wardrobes, providing excellent storage. Bedrooms two and three are bright and versatile, ideal for use as bedrooms, a home office or guest room, with the front-facing rooms enjoying views towards the Ochil Hills. The shower room comprises a vanity unit with wash hand basin, W.C. and corner shower enclosure, finished with a heated towel rail.

Outside, the private, fully enclosed rear garden features a lawn, low-maintenance gravelled areas and a patio, ideal for children to play or for relaxing outdoors.

Additional benefits include off-street parking and a garage, enhancing the overall appeal of this fantastic family home.

"Spacious Property"

Location
Park Street is situated within Tillicoultry a well established residential area offering a convenient setting for families and commuters alike. Tillicoultry provides a good range of local amenities, including shops, schools, a health centre, and library. while the surrounding area offers plenty of opportunities for outdoor recreation. The nearby Ochil Hills provide attractive countryside and walking routes, while the town's excellent road links give easy access to Alloa, Stirling and the wider Central Scotland area. With a selection of primary and secondary schooling close by and everyday amenities readily accessible, the location offers a convenient balance of community living, accessibility and countryside on the doorstep.

Lounge
20'5" x 11'8"

Kitchen
12'2" x 11'4"

Master Bedroom
8'7" x 14'1"

Bedroom 2
11'6" x 11'9"

Bedroom 3
8'4" x 8'3"

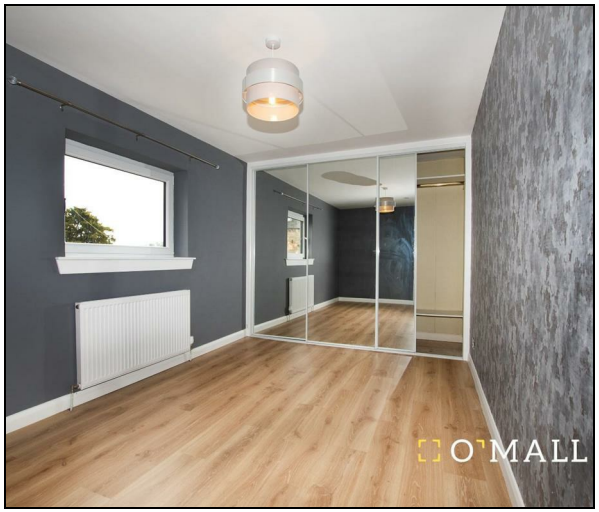
Family Bathroom
5'10" x 6'7"

Fixtures & Fittings
All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

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

Misdescriptions Act
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



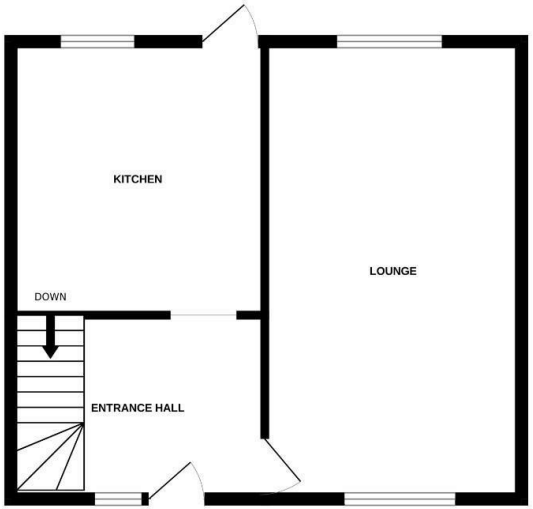




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GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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