



O'MALLEY  
PROPERTY

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1A Ann Street  
Tillicoultry, FK13 6NH

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## Description

O'Malley Property are pleased to present this well presented one bedroom bungalow located on Ann Street.

Upon entering the property, you are welcomed into a central hallway which provides access to all rooms within the home. The lounge is bright and generously sized, offering a comfortable space for both relaxing and entertaining, with ample room for a range of furnishings. The kitchen is modern in style and fitted with a good selection of wall and base units, providing idea; storage and workspace, making it well suited to everyday cooking and dining needs.

The bedroom is a spacious and well proportioned room which benefits from French doors that open directly out to the rear garden, allowing plenty of natural light into the space and creating a pleasant connection to the outdoors. Completing the internal accommodation is the shower room, which is fitted with a suite comprising a shower, wash hand basin and W/C.

Externally, the property benefits from a private rear garden featuring a small patio area with seating, providing a peaceful spot to relax and enjoy the outdoor space. This charming bungalow offers comfortable, single level living within a convenient and well established residential location.



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**“Spacious Property”**

## Location

Ann Street is located within a well-established residential area of Tillicoultry, offering convenient access to a wide range of local amenities. The town provides a selection of shops, supermarkets, cafés and schooling options, along with leisure facilities and excellent walking routes at the foot of the Ochil Hills. Tillicoultry is well positioned for commuting, with easy access to nearby towns including Alloa and Stirling, as well as road links to the wider central belt. Combining everyday convenience with attractive surroundings, Ann Street is a desirable location for a variety of buyers.

## Lounge

18'1" x 12'1"

## Kitchen

9'5" x 7'8"

## Shower room

5'10" x 5'8"

## Master bedroom

9'10" x 13'5"

## Home report

The home report is available upon request.

## Fixtures & fittings

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

## Misdescription Act

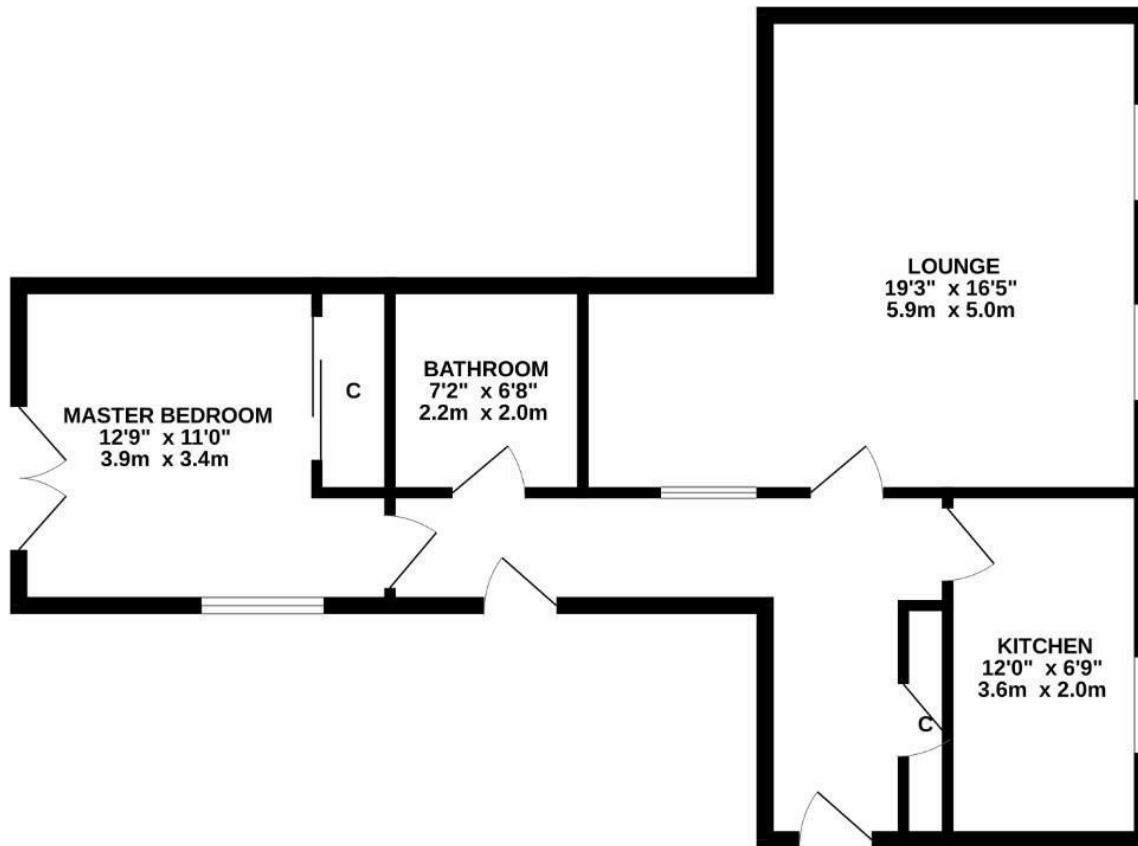
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## GROUND FLOOR



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