

O'MALLEY

2 Lady Ann Grove
Tillicoultry, FK13 6RF

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Description

O'Malley Property are delighted to present to the market this four-bedroom detached home on Lady Ann Grove, Tillicoultry. Set over two levels, the property offers flexible family accommodation with a spacious lounge and a dining room that opens directly into a sitting room overlooking the rear garden.

A large window brings natural light into the main lounge, where a feature fireplace creates a focal point. The fitted kitchen offers a range of wall and base units, a built-in double oven and hob, and direct access outside. A wide opening connects the dining room and sitting room, creating a sociable space for family meals and entertaining. A downstairs WC completes the ground floor.

Upstairs, there are four bedrooms, including a principal bedroom with a built-in wardrobe. The fourth bedroom is currently used as a home office. The tiled family bathroom features a bath with a handheld shower attachment, a separate power shower, a vanity washbasin and a WC.

Externally, the front garden is laid to lawn with established shrubs, and a block-paved driveway provides off-street parking. The enclosed rear garden features a lawn and paved patio with space for outdoor seating.

"Spacious Property"

Location
Tillicoultry sits at the foot of the Ochil Hills, with local shops, Tillicoultry Primary School and Sterling Mills Outlet Shopping Village all within the town. The nearby Devon Way offers a walking and cycling route towards Dollar, while the A91 provides road links towards Stirling and the A908 connects Tillicoultry to Alloa.

Lounge
19'3" x 11'10"

Dining Room
10'3" x 12'11"

Lounge 2
10'7" x 10'6"

Kitchen
8'4" x 10'7"

WC
3'1" x 6'0"

Master Bedroom
10'3" x 12'0"

Bedroom 2
8'9" x 10'5"

Bedroom 3
10'3" x 8'4"

Bedroom 4 / Office
6'7" x 12'1"

Bathroom
5'6" x 6'3"

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

Fixtures & Fittings Paragraph
All fitted carpets, floor coverings and integrated appliances are included with the sale. (ask agent for further details)

Property 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.



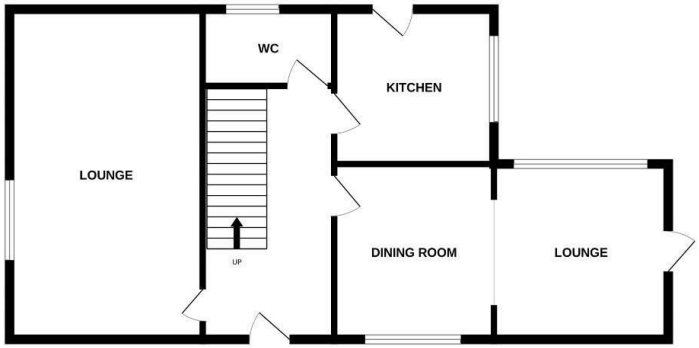




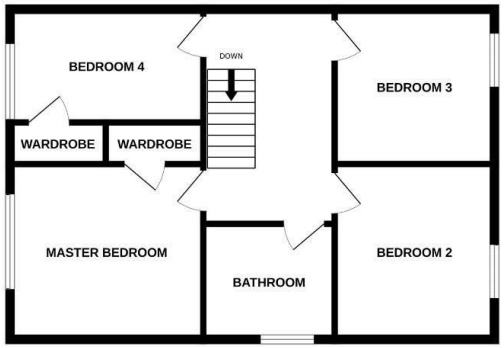
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GROUND FLOOR



1ST FLOOR



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