



 O'MALLEY

1 Cairnton Place
Tillicoultry, FK13 6AR

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Description

O'Malley Property are delighted to present to the market this rarely available, 5 bedroom, end terrace house located on Cairnton Place, Tillicoultry.

This traditional home has a solid build and a layout that lends itself well to contemporary living while retaining a sense of character. The ground floor accommodation includes a generous lounge, a separate library/dining room, and a kitchen with adjoining utility space and additional workspace area. A fifth bedroom or sitting room on this level, along with a shower room, offers versatility for guests, home working, or multi-generational living.

Upstairs, the property provides four well-proportioned bedrooms, including a spacious master bedroom, along with a family bathroom. The layout is practical and well-balanced, with good natural light throughout.

While the property would benefit from upgrading in places, it has clearly been well maintained over the years and offers a fantastic opportunity to personalise to modern tastes. The existing footprint and room sizes provide a strong foundation for renovation.

Externally, there is a small rear garden, ideal for low-maintenance outdoor space, as well as a detached section of garden which could be used for additional seating, growing, or recreational use. On-street parking is available to the front.



“Spacious Property”

Location

Tillicoultry itself is a popular Hillfoots town, offering a range of local amenities including shops, schooling, and leisure facilities, with easy access to scenic walks in the Ochil Hills. The area is well connected for travel to nearby towns such as Alloa and Stirling, making it a convenient yet peaceful place to live.

Home Report

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

Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

Misdescription 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.

Lounge

13'1" x 11'5"

Dining Room

13'1" x 6'2"

Kitchen

13'10" x 9'6"

Utility

7'8" x 6'6"

Workshop

14'9" x 10'9"

Bedroom 5/Sitting Room

13'10" x 8'2"

Shower Room

8'0" x 4'10"

Master Bedroom

13'8" x 8'9"

Bedroom 2

13'7" x 9'2"

Bedroom 3

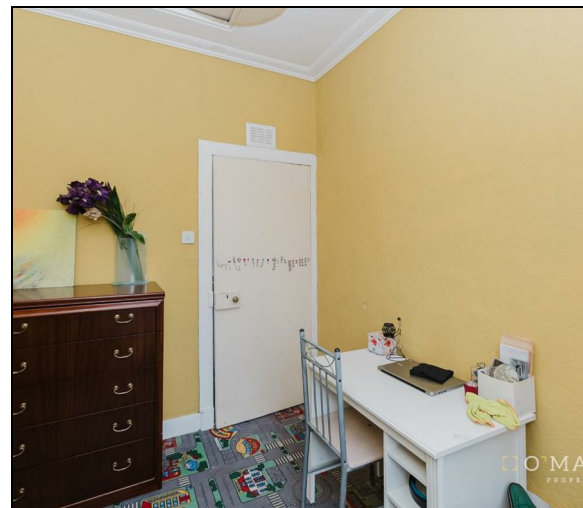
13'9" x 10'2"

Bedroom 4/Office

8'10" x 6'10"

Bathroom

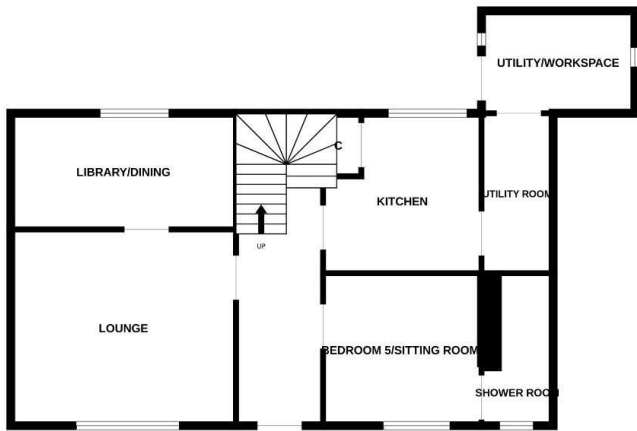
12'1" x 7'10"



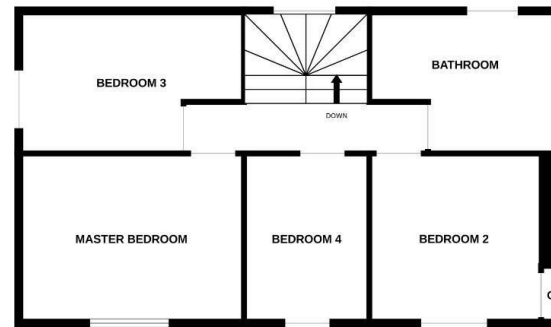
Offers Over £214,995

Viewing 9am - 9pm 7 days a week

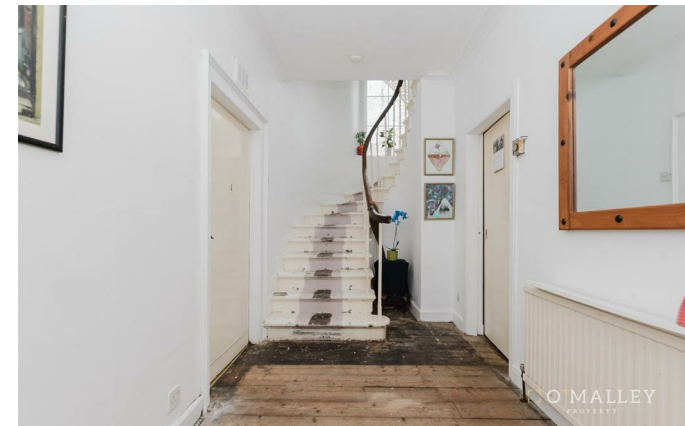
GROUND FLOOR



1ST FLOOR



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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