



22, Union Street,  
Tillicoultry, Clackmannanshire FK13 6DE

Offers Over £228,000

County Estates are delighted to present to the market this traditional semi-detached cottage located in a quiet residential area of Tillicoultry.

The property comprises of; An entrance hallway, a spacious lounge, dining room, fitted kitchen, family bathroom and a utility room. On the upper level, the three bedrooms can be found. The property benefits from a large, fully enclosed rear garden and an integral garage.

Tillicoultry is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including a variety of local shops, health centre and local Primary School. Leisure facilities include Tillicoultry Golf Club, a driving range, a dry ski slope and Sterling Mills Retail Outlet Centre. Tillicoultry is also close to the road and rail networks, providing easy access throughout the Central Belt and the larger cities of Stirling, Edinburgh, Glasgow and Perth.

### Entrance

Entrance via a hardwood door with opaque glass panelling.

### Entrance Hallway

The entrance hallway is carpeted throughout and provides access to the electrics. Access is gained to the living room and the staircase leading to all upper accommodation.

### Lounge

11' 8" x 13' 10" (3.55m x 4.21m)

The lounge is fully carpeted throughout and has a large window overlooking the front of the property. The living area also houses an electric fire with surround and a wooden mantle piece. The room further benefits from having room for freestanding furniture and housing a large built-in storage cupboard.

### Dining Room

8' 7" x 12' 5" (2.61m x 3.78m)

The dining room is fully carpeted throughout and has a window overlooking the rear, offering views of the back garden. There is room for free-standing furniture, and the wall-mounted shelving adds additional storage options. The dining room provides access to the kitchen.

### Kitchen

7' 2" x 12' 11" (2.18m x 3.93m)

The fully fitted kitchen has tile-effect laminate flooring throughout and is complemented by a partial backsplash on the walls. The kitchen is fitted with light grey wall and base units, which are complemented by the light colored worktops. The kitchen benefits from a built-in oven and hob, along with a washing machine and dishwasher; it further benefits from a free-standing fridge freezer. It has a window overlooking the rear offering views of the garden. The kitchen leads to the utility room, family bathroom, and provides access to the rear door, providing access to the garden.

### Family Bathroom

5' 3" x 7' 7" (1.60m x 2.31m)

The family bathroom has vinyl flooring throughout, with wet-wall panelling and benefits from a bath with an overhead shower, along with a toilet and a sink with a small shelf above for extra storage. There is a small opaque window to the rear, allowing in natural light, and the bathroom further benefits from extra storage with a small mirrored cupboard and wall-mounted corner shelving.





## Utility Room

The utility room has hardwood flooring throughout with ample storage space and also houses the boiler.

## Upper Hallway

The upper hallway is fully carpeted and provides access to all three bedrooms. Loft access can also be gained here.

## Principal Bedroom

12' 2" x 11' 10" (3.71m x 3.60m)

The principal bedroom is carpeted throughout with a window overlooking the front of the property, brightening the space. There is room for free-standing furniture.

## Bedroom Two

7' 5" x 12' 10" (2.26m x 3.91m)

Bedroom two is carpeted throughout with a window overlooking the rear garden. There is room for free-standing furniture.

## Bedroom Three

7' 2" x 9' 8" (2.18m x 2.94m)

Bedroom three is carpeted throughout and has a window overlooking the rear. There is space for free-standing furniture, and also benefitting from a small built-in wardrobe with hanging rails.

## Gardens & Parking

The property benefits from a fully enclosed rear garden which enjoys a sunny aspect and has a large patio area perfect for seating, along with a large lawn area with mature shrubs and trees. The garden features a small shed on a pebbled area, along with a greenhouse and summerhouse towards the back of the garden. Access to the garden can be gained via the back door or a small gate to the side. The property further benefits from an



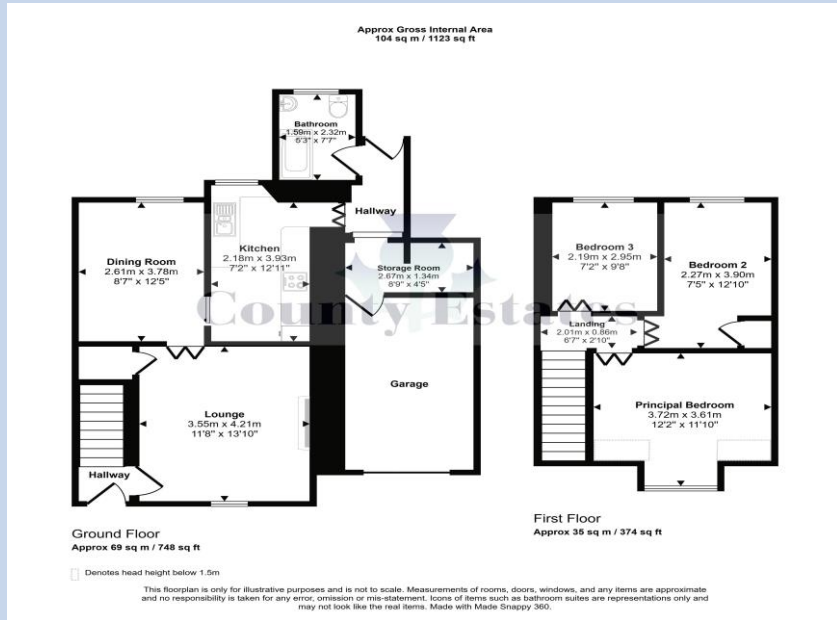
integral garage to the side of the property with shelving and ample storage room.

### Heating & Glazing

The property benefits from gas central heating and double glazing throughout.

### Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The freestanding fridge freezer and the washing machine, and the dishwasher are also included, along with the built-in oven/hob. The shed,



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