



SPACIOUS UPPER FLAT

FITTED KITCHEN

FAMILY BATHROOM

PRIVATE REAR GARDEN

BRIGHT & SPACIOUS LOUNGE WITH VIEWS

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING/DOUBLE GLAZING

DRIVEWAY



14 Ochilview
Tillicoultry, FK13 6JD

Offers Over £93,000

Entrance

Access is to the side of the property via a white UPVC door with decorative glazing.

Entrance Hallway

The lower entrance hallway has vinyl flooring with a carpeted staircase leading to the upper hallway.

Upper Hallway

The upper hallway has grey laminate flooring and benefits from a built-in storage cupboard. Access is provided to all of the accommodation and the loft.

Lounge 14' 5" x 12' 5" (4.39m x 3.78m)

The bright and spacious lounge features two windows overlooking the front of the property with lovely views of the Ochil Hills. There is a built-in alcove with a small cupboard below which houses the electrics and a gas fire with a white fireplace. Access is provided to bedroom 2.

Kitchen 11' 7" x 6' 8" (3.53m x 2.03m)

The fitted kitchen is partially tiled with a range of wall and base units and complimentary worktops, with a built-in oven and gas hob, an integrated fridge/freezer, dishwasher and a washing machine. There is a window overlooking the front, again with lovely views and benefits from vinyl, tile effect flooring.

Principal Bedroom 12' 5" x 10' 8" (3.78m x 3.25m)

The principal bedroom is a good sized double bedroom overlooking the rear with a shelved alcove, and a large walk-in storage cupboard, laminate flooring and 2 fitted wardrobes.

Bedroom 2 12' 5" x 8' 2" (3.78m x 2.49m)

The second double bedroom is also to the rear with laminate flooring, a fitted wardrobe and a built-in shelved cupboard.

Family Bathroom 5' 2" x 5' 8" (1.57m x 1.73m)

The family bathroom features a white, three piece suite with an overhead shower, wet-wall panelling, laminate flooring and an opaque window to the front.

Gardens

The property benefits from a private, rear garden which enjoys a south facing aspect, with a paved seating area and a section laid to lawn with garden borders.

Driveway

Further benefitting the property is a large, paved and chipped driveway to the side, providing off-street parking for approx. 3/4 vehicles.

Heating & Glazing

The property has a gas central heating system and is fully double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, curtains, blinds and curtain poles, and light fittings. The built-in oven/hob and the integrated appliances, including the fridge/freezer, dishwasher and the washing machine in the kitchen (All appliances are sold as seen). Also, the fitted wardrobes in the bedrooms.

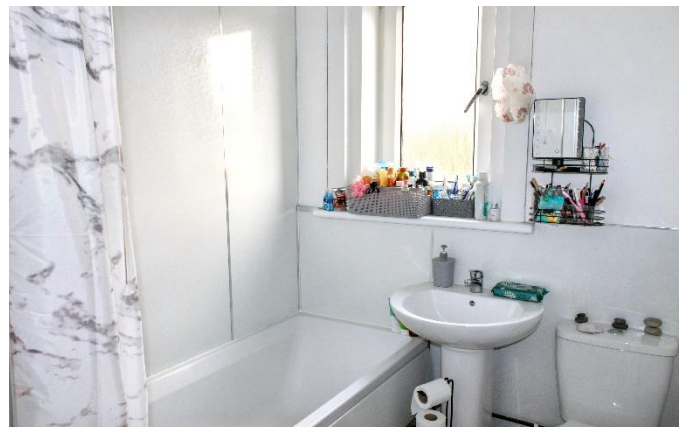
Home Report

To view this home report please email us on: admin@county-estates.net

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, please note that it is not a guarantee. It is a guide only and should not be relied upon for legal purposes. The actual floorplan may vary slightly from the one shown. Please refer to the actual floorplan for more details. © 2023 County Estates Ltd.



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.