



**TRADITIONAL LOWER CONVERSION
OFFERING SPACIOUS ACCOMMODATION**

FITTED KITCHEN

FAMILY BATHROOM

LOUNGE/DINING AREA

**TWO DOUBLE BEDROOMS (MASTER WITH
EN-SUITE SHOWER ROOM)**

**COMMUNAL COURTYARD/ PRIVATE FRONT
AND REAR GARDENS**



31 Alexandra Street Devonside
Tillicoultry, FK13 6HR

Offers Over £108,000

Entrance

Access to the property is via a white UPVC door with an opaque double-glazed glass panel above.

Entrance Hallway

Entrance hallway with ceramic tile flooring throughout and access to bathroom, kitchen and lounge/dining area.

Lounge 17' 7" x 13' 6" (5.36m x 4.11m)

Extensive lounge fully carpeted with a double-glazed window overlooking the front of the property with spectacular views of the Ochil Hills.

Kitchen 11' 0" x 8' 3" (3.35m x 2.51m)

Fitted kitchen with wood-effect wall and base units, contrasting worktops and under-counter washing machine and tumble dryer. Free-standing fridge freezer and electric cooker all sold as seen and a double-glazed window overlooking the side of the property.

Family Bathroom 7' 1" x 5' 0" (2.16m x 1.52m)

Family bathroom comprising of a w.c., wash hand basin and bath with electric shower above. Opaque window overlooking the front of the property and various bathroom accessories.

Principal Bedroom 12' 10" x 8' 10" (3.91m x 2.69m)

Spacious fully carpeted principal bedroom with double-glazed windows overlooking the courtyard, built-in wardrobes with hanging rails and access to the en-suite shower room.

En-suite 9' 9" x 4' 6" (2.97m x 1.37m)

Fully tiled three-piece en-suite shower room with a vanity sink wash basin, w/c and fully enclosed shower cubicle.

Bedroom Two 12' 10" x 8' 10" (3.91m x 2.69m)

Bright fully carpeted second double bedroom with extensive storage space is enhanced by a single French door that seamlessly connects the room to the rear courtyard, creating a bright airy space ideal for relaxation or outdoor access.

Gardens

Beautifully maintained Communal Courtyard with various paved seating areas and a stone-built outbuilding for storage. Private garden area to the rear with a laid-to-lawn area and drying green, raised decking and a wooden shed.

Included Extras

Included in the sale of the property are all carpets, floor coverings, blinds, curtains/ curtain poles, light fittings, bathroom accessories, under-counter washing machine, tumble dryer free-standing fridge freezer & cooker and a wooden garden shed all sold as seen.

Heating & Glazing

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

