



O'MALLEY  
PROPERTY

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20 Kirkton Gardens  
Tillicoultry, FK13 6PG

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## Description

O'Malley Property are delighted to present to the market this immaculate detached family home, ideally located within the highly sought after Hillfoots village of Tillicoultry.

Presented in true walk-in condition, the property boasts modern fixtures and fittings throughout and occupies a desirable corner plot.

Upon entering, you are welcomed by a bright entrance hallway that provides access throughout the home. The spacious lounge is positioned to the front of the property and benefits from a large front-facing window, allowing an abundance of natural light to flood the room. The lounge flows seamlessly into the open-plan kitchen and dining area. Installed in 2021, the contemporary kitchen features sleek cabinetry and worktops, along with a central breakfast bar complete with a gas hob, creating a stylish and functional space for everyday living and entertaining. A useful utility room is conveniently located just off the kitchen, providing additional storage and space for free standing appliances.

The lower level further benefits from a modern shower room, also upgraded in 2021, along with bedroom four currently utilised as a playroom, offering flexible accommodation to suit a variety of family needs.

On the upper level, there are three well-proportioned bedrooms, comprising two spacious double rooms and a generous single bedroom with ample floor space. Completing the accommodation is a family bathroom fitted with a bathtub, W/C and wash hand basin.

Externally, the property enjoys a prime corner plot with gardens predominantly laid to lawn, providing an ideal space for outdoor relaxation and family living while also offering lovely views towards the surrounding hills. A multi-car driveway and a single garage provide excellent off-street parking and additional storage.

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**“Spacious Property”**

## Location

Kirktoon Gardens enjoys a peaceful setting on the edge of Tillicoultry, a welcoming Hillfoots town, situated beneath the Ochil Hills. Residents can enjoy easy access to a variety of nearby walking routes and scenic trails, perfect for getting outdoors and making the most of the surrounding countryside. Everyday amenities are within easy reach, including regular local bus stops providing convenient connections to Alloa, Stirling and neighbouring towns. Sterling Mills Designer Outlet is just a short distance away, offering a great selection of shops, cafés and leisure facilities.

## Lounge

16'6" x 12'5"

## Kitchen/Dining

23'7" x 12'2"

## Utility

9'5" x 7'9"

## Bedroom 4/Playroom

11'4" x 7'7"

## Shower Room

7'8" x 4'4"

## Master Bedroom

16'9" x 9'3"

## Bedroom 2

11'8" x 11'6"

## Bedroom 3

11'5" x 6'6"

## Bathroom

6'6" x 5'8"

## Home Report

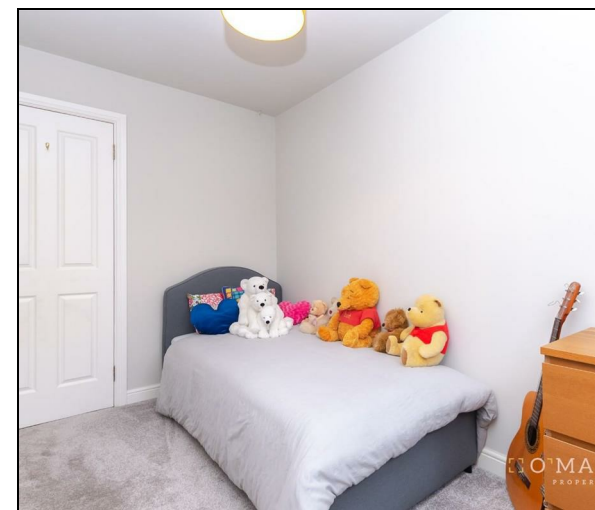
The home report is available upon request. Contact our team today.

## Fixtures & Fittings

All fitted carpets, floor coverings, blinds and all appliances are included with the sale.

## 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.

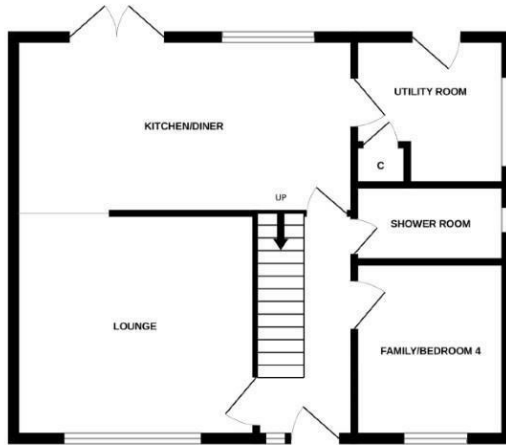


**Offers Over £339,995**

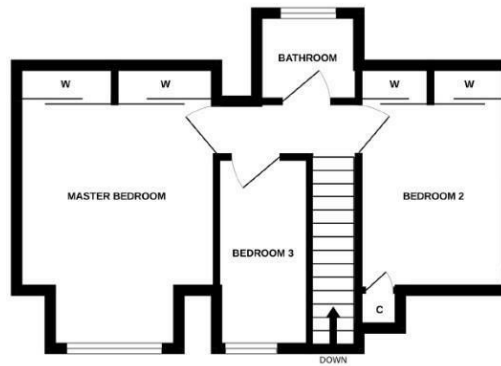
**Viewing 9am - 9pm 7 days a week**



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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