

29B HIGH STREET, TILlicOUNTRY FK13 6AA

HARPER & STONE  
ESTATE & LETTING AGENTS





# 29B HIGH STREET

TILlicOUNTRY, FK13 6AA

## PROPERTY FEATURES

- Charming 2 bedroom first floor flat Circa 1900
- Approximately 70 square meters of accommodation
- Convenient location close to local shops, schools and amenities
- Lovely views towards the Ochil Hills
- Contemporary kitchen with dining space
- Spacious lounge featuring log burning stove
- Private garden with patio area
- Presented to the market chain free
- Early viewing highly advised

Harper and Stone are delighted to bring to the open market this charming two bedroom first floor flat situated in the heart of Tillicoultry and sitting at the foot of the stunning Ochil Hills. Lovingly maintained and thoughtfully modernised by the current owners over the past 18 years, this beautiful home is presented in true walk-in condition and is conveniently located close to all amenities.

The Accommodation is Presented as Below:

First Floor: Entrance Hall, Lounge, Kitchen, Two Bedrooms and a Bathroom

The property is accessed via a communal close, serving just one neighbouring flat. The communal entrance immediately introduces the character of the property, retaining a number of attractive original features including impressive high ceilings and a traditional iron banister. The shared stairwell also provides a private storage cupboard as well as convenient access to the rear garden.

Upon entering the flat, you are welcomed into a bright and airy hallway, complete with high ceilings, useful shelving and a small storage cupboard housing the electrics.

To the right sits the galley style kitchen/diner, a bright and practical space with room for a small dining table. Finished with light wood effect cabinetry, the kitchen offers excellent storage and a good range of appliances, including an American style fridge freezer, integrated double oven, and gas hob, with additional space for a washing machine and freestanding dishwasher. A lovely feature of the room is the outlook towards the Ochil Hills. Two further cupboards provide valuable household storage, with one housing the boiler.

Adjacent to the kitchen is the generously proportioned family bathroom, fitted with a WC, wash hand basin, bath and overhead shower.

The main lounge is a real feature of the home, combining generous proportions with an abundance of period charm. Beautiful original cornicing, high ceilings and an original built in shelving unit add character, while a log burning stove creates a warm and inviting focal point. A large window floods the room with natural light and provides lovely views towards the surrounding hills.

Bedroom one is positioned to the rear of the property and is a comfortable double room. It benefits from useful built in shelving and a particularly handy walk in wardrobe with sliding door. The rear facing aspect also provides a pleasant outlook over the private garden.

Bedroom two is situated towards the front of the property and also enjoys stunning hillside views. This well proportioned room provides ample space to comfortably accommodate a double bed. Both bedrooms benefit from high ceilings and attractive original cornicing.



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Externally, the property benefits from a private rear garden, accessed via the shared stairwell. The garden offers a pleasant outdoor retreat, with a stone covered area, small patio and useful drying green, providing an ideal space to sit outside and enjoy the warmer months. Beyond the garden, a rear access route leads directly onto the main street for added convenience.

Offering an appealing combination of period character, well-presented accommodation and private garden space, 29B High Street is a charming property ideally positioned in the heart of Tillicoultry. Early viewing is highly advised to appreciate all this property has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.  
What3Words Navigation: [///highs.commoners.loudness](#)

Council Tax Band C  
EER Band D

Water: Mains  
Sewage: Mains  
Heating: Mains

Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



