



1A , Union Street,
Tillicoultry, Clackmannanshire FK13 6DE

OFFERS OVER £249,995

County Estates are delighted to present to the market this three-bedroom detached bungalow located in a quiet residential area of Tillicoultry.

The property comprise of; Entrance vestibule, entrance hallway, a spacious lounge, kitchen dining area and sun room. Three double bedrooms and a family shower room completes the property on offer. Shared driveway, single garage and well, maintained front, side and rear gardens with panoramic views of the Ochil Hills.

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 double aluminium storm doors leading to;

Vestibule

Fully carpeted entrance vestibule leading to;

Entrance Hallway

Welcoming L-Shaped entrance hallway with two built in storage cupboards and access to all accommodation.

Lounge

11' 8" x 13' 0" (3.55m x 3.96m)

Bright spacious fully carpeted lounge with a double glazed window overlooking the front of the property, gas insert fire with a wooden mantle and marble backing and hearth.

Principal Bedroom

11' 7" x 13' 8" (3.53m x 4.16m)

Spacious principal bedroom with a double-glazed window overlooking the rear garden and built-in wardrobes with hanging rails and shelving.

Bedroom Two

9' 10" x 10' 6" (2.99m x 3.20m)

Bright fully carpeted second double bedroom with built-in wardrobes with hanging rails and shelving and

double-glazed window overlooking the side of the property this room offers ample space for free-standing furniture.

Bedroom Three

9' 9" x 9' 11" (2.97m x 3.02m)

Bedroom three is fully carpeted with a double-glazed window overlooking the side of the property. This room is currently utilised as a home office but can easily be used as a double bedroom or dressing room.

Family Shower Room

7' 5" x 6' 4" (2.26m x 1.93m)

Three-piece family shower room with a fully enclosed shower cubicle, vanity sink with storage and a separate W.C. Various bathroom accessories and an opaque window overlooking the side of the property.

Kitchen/Dining Area

14' 9" x 9' 5" (4.49m x 2.87m)

Fully fitted kitchen with white effect wall and base units with contrasting worktops, built-in electric oven, grill and a gas hob. Double-glazed window overlooking the side of the property, undercounter washing machine, integral dishwasher, tumble dryer and free-standing fridge freezer all sold as seen. This room also offers ample space for a dining table and chairs.





Sun Room

8' 6" x 6' 10" (2.59m x 2.08m)

A bright sun room filled with natural light overlooking the rear and side garden.

Attic

The attic is fully floored with wall sockets and is accessed via a Ramsay loft ladder

Gardens

Private beautifully maintained front garden with a laid-to-lawn area with a paved pathway leading to the front entrance. Private rear garden with a drying green, various paved seating areas, mature shrubs and trees and stunning views of the Ochil Hills.

Parking

The driveway leading to the single garage (which has mains electric lighting & sockets) is shared access. The driveway accommodates up to three vehicles.

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, under-counter washing machine, tumble dryer. Two wooden sheds in the rear garden with mains electric & sockets.

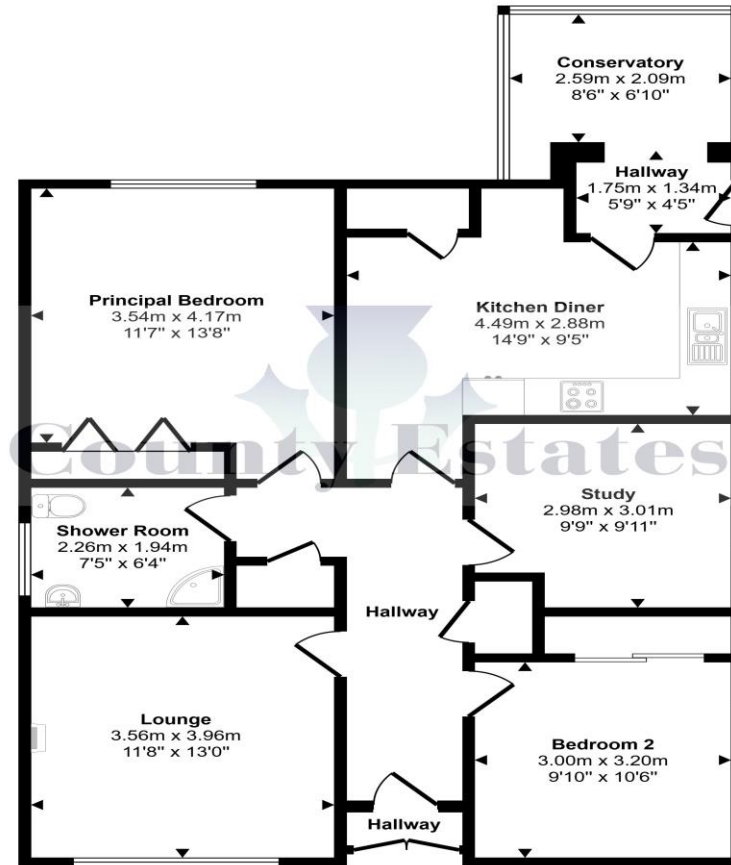
Home Report

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





Approx Gross Internal Area
97 sq m / 1049 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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