



TRADITIONAL SEMI-DETACHED COTTAGE

LOUNGE

TWO BEDROOMS

REAR GARDEN

CENTRALLY LOCATED IN TILlicOUNTRY

FITTED KITCHEN WITH UTILITY AREA

WET ROOM AND W.C.

DRIVEWAY & GARAGE/WORKSHOP



6 Hamilton Street
Tillicoultry, FK13 6EL

OFFERS OVER
£189,500

Entrance

Entrance to the property is via a wood effect UPVC door with an opaque glazed panel.

Vestibule

The small entrance vestibule has laminate flooring and a hardwood door leading to the main entrance hallway.

Entrance Hallway

The entrance hallway has laminate flooring, a storage cupboard and provides access to the downstairs bedroom and the lounge.

Bedroom 2

6' 11" x 12' 9" (2.11m x 3.88m)

The downstairs bedroom overlooks the front of the property with carpeted flooring and has a small cupboard under the window which houses the electrics.

Lounge

14' 5" x 11' 10" (4.39m x 3.60m)

The lounge is a good size and has a window to the side of the property, laminate flooring and an electric fire with a mahogany fireplace and a tiled surround and hearth. There is also a storage cupboard and access is provided to the rear hallway.

Inner Hallway

The tiled inner hallway gives access to the wet room and the utility area and has a fully glazed door which provides access to the side of the property.

Utility Area

5' 11" x 7' 11" (1.80m x 2.41m)

The utility area has a range of wall and base units with washing machine and a further storage cupboard which houses the boiler.

Fitted Kitchen

12' 2" x 10' 1" (3.71m x 3.07m)

The fully fitted kitchen has a good range of beech effect wall and base units with complimentary worktops and a built-in oven with a gas hob. There is a dishwasher, a fridge/freezer and an under-counter freezer (all sold as seen). The kitchen has two windows which overlooks the rear garden and a door which provides direct access to the rear garden.

Upper Hallway

The carpeted upper hallway gives access to all of the upper accommodation and the loft.

Principal Bedroom

8' 1" x 17' 5" (2.46m x 5.30m)

The generous sized principal bedroom benefits from a built-in triple wardrobe and a further large storage area. There are two windows overlooking the front of the property, with laminate flooring and has ample room for free-standing furniture.

W.C

The upstairs toilet has a wash hand basin and a w.c.

Gardens

The property benefits from a fully enclosed rear garden which is laid with decorative paving slabs, garden borders and a wooden garden shed. The rear garden also has lovely views towards the Ochil Hills.

Driveway & Garage/Workshop

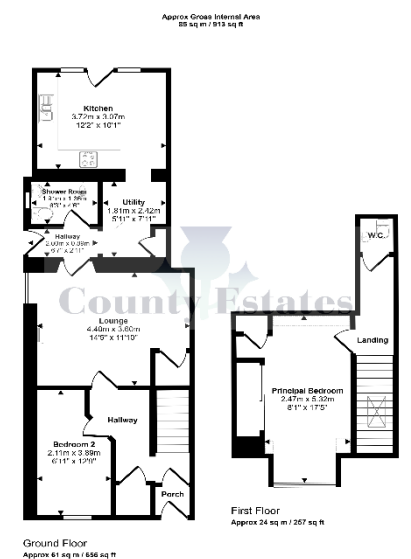
The property benefits from a paved and chipped driveway providing off-street parking for 2/3 vehicles and leads to the garage with a workshop.

Included Extras

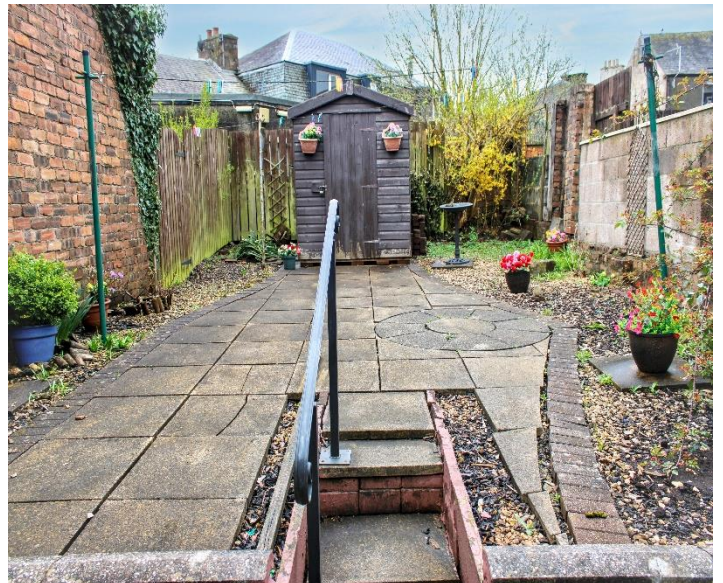
Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The freestanding fridge/freezer, the under-counter freezer, the washing machine, and the dishwasher are also included, along with the built-in oven/hob. The shed in the rear garden will also be included.

Heating & Glazing

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



Dimensions are only for illustrative purposes and in text of scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Copying of plans such as seller's plans are for informational only and are not to be used for any other purpose. (Scale 1:50)



MONEY LAUNDERING REGULATIONS 2003

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.