



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

FIXED PRICE
£170,000

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.

