



MID TERRACED VILLA

FITTED BREAKFASTING KITCHEN

FAMILY SHOWER ROOM

BRIGHT SPACIOUS LIVING / DINING ROOM

THREE BEDROOMS

**PRIVATE FRONT AND FULLY ENCLOSED
REAR GARDEN**



45 Chapelle Crescent
Tillicoultry, FK13 6NL

Offers Over £145,000

Access

Access to the property can be gained via a brown UPVC, part glazed decorative door. The property also benefits from a private vernal to the side of the property allowing access to the rear garden.

Entrance Hallway 7' 6" x 5' 1" (2.28m x 1.54m)

Entrance hallway with laminate flooring throughout, ample storage space. Giving access to all lower accommodation. Stairs leading to all upper accommodation.

Living / Dining Area 23' 5" x 10' 8" (7.15m x 3.26m)

Fully carpeted living / dining Area with double glazed windows overlooking front and rear of the property with stunning views of the Ochil Hills. A decorative fire inert with a wooden mantle and marble backing and hearth.

Kitchen 12' 4" x 7' 11" (3.76m x 2.41m)

Fully fitted kitchen with beech wall and base units and contrasting work surfaces. Integrated electric hob and oven, under-counter washing machine and a free-standing fridge/freezer. Double-glazed window overlooking the rear garden and a white UPVC back door with opaque glass for easy access to the rear.

Principal Bedroom 11' 3" x 10' 11" (3.44m x 3.33m)

Spacious principal bedroom fully carpeted, built-in wardrobes with mirrored sliding doors with hanging rails and shelving and a double-glazed window overlooking the rear of the property.

Bedroom 2 11' 10" x 8' 8" (3.61m x 2.64m)

Spacious double bedroom fully carpeted, built-in wardrobe with hanging rails and shelving, and double-glazed window overlooking the front of the property with views of the Ochil hills. This room offers ample space for free-standing furniture.

Bedroom 3 (single) 9' 1" x 8' 1" (2.76m x 2.46m)

Bedroom three is fully carpeted with a double-glazed window overlooking the front of the property. There is ample room for free-standing furniture.

Family Shower room 6' 11" x 5' 8" (2.1m x 1.73m)

Partially tiled family shower room with a fully enclosed shower cubicle, wash hand basin and WC, opaque window to the rear of the property and various bathroom accessories.

Heating and Glazing

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

Gardens

Private front garden with views of the Ochil Hills, decorative stone stone chips, shrubs. Paved path leading to front entrance. Private rear garden benefits from both lawn and patio areas with an array of colourful shrubs on display, and the full benefit of privacy with the rear garden being fully enclosed. The rear garden houses a greenhouse and garden shed.

Parking

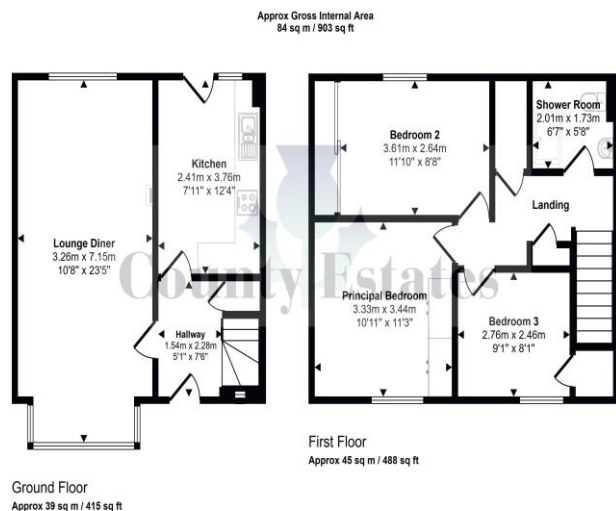
There is a communal parking area to the front of the property.

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. Electric hob, oven, under counter washing machine free-standing fridge/freezer in the kitchen. A garden green houses and wooden shed.

Home Report

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



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.