

O'MALLEY

42 Hamilton Street
Tillicoultry, FK13 6EL

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Description

O'Malley Property are delighted to present to the market this traditional, three bedroom cottage located on Hamilton Street, Tillicoultry.

Built in 1851 and renovated throughout, the property combines character with modern fixtures and fittings featuring throughout the home. A substantial double-storey rear extension added in the 90's provides versatile space for growing families.

The welcoming lounge offers a comfortable setting for both everyday living. A feature fireplace with a timber surround forms the focal point, complemented by recessed shelving. The dual aspect windows bring natural light into the room, while the solid oak staircase and decorative glazed feature add character.

Situated to the rear, the kitchen provides a sociable space for cooking and dining. Contemporary wall and base units offer a range of storage, complemented by wood-effect worktops, a white tiled splashback and an inset sink beneath the rear-facing window. An oven, hob and extractor are fitted, with accommodating space for additional appliances. The kitchen also comfortably accommodates a table and chairs, while wood-effect flooring ties the room together.

Bedroom three is located on the ground floor and offers generous space for free standing furniture. Its position on the ground floor also offers flexibility for use as a guest room or additional sitting room. The downstairs shower room and separate WC complete the lower level.

On the upper level, the master bedroom also offers generous proportions and is enhanced by the rear extension. An extensive eaves storage area can be accessed from here. The second upstairs bedroom is currently arranged as a home office, demonstrating the versatility of the accommodation.

Outside, the rear garden provides a range of spaces to enjoy. Decked areas offer room for outdoor seating and dining, while the timber summerhouse provides a sheltered garden retreat. Views towards the Ochil Hills add to the appeal of the setting.

"Spacious Property"

Location
Hamilton Street is situated within a modern and highly regarded residential development in Tillicoultry, offering an excellent location for families and professionals alike. The area benefits from close proximity to a range of local amenities including supermarkets, schools, healthcare facilities and leisure amenities. Tillicoultry is just a short distance away, providing a wider selection of shops, cafés and restaurants. For commuters, the property enjoys convenient access to major road networks and Alloa Railway Station, with regular services to Stirling and Glasgow. The development also benefits from nearby parks, walking routes and open green spaces, making Hamilton Street a desirable and well connected place to call home.

Lounge
56'9" x 51'6"

Kitchen
39'8" x 36'5"

Bedroom 3 Downstairs
18'1" x 11'10"

Shower Room
17'4" x 20'4"

WC
17'4" x 14'9"

Master bedroom
57'4" x 37'0"

Bedroom 2
35'1" x 34'5"

Family bathroom
21'3" x 17'4"

Home Report
The home report is available upon request. Contact our team today.

Fixture and Fittings
All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

Misdescriptions Act
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



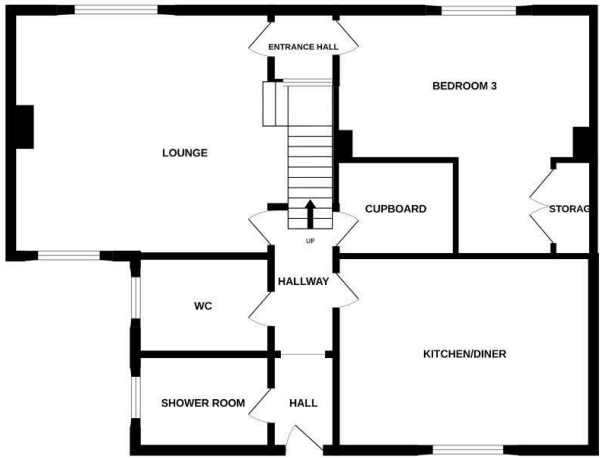




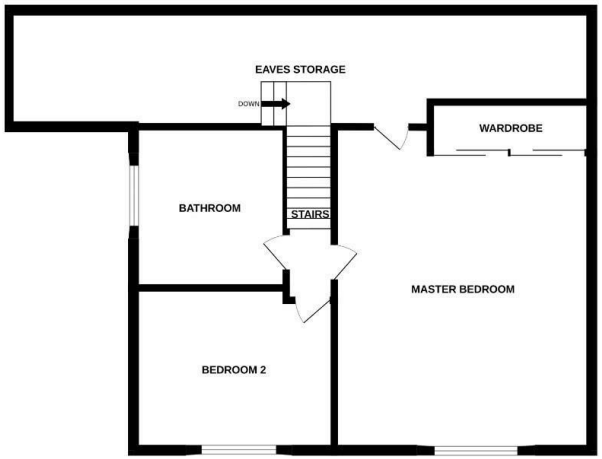
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GROUND FLOOR



1ST FLOOR



42 HAMILTON STREET

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