



1, Glebe Crescent,
Tillicoultry, Clackmannanshire FK13 6PB

Offers Over £319,500

County Estates are pleased to present this beautiful detached bungalow nestled in the highly desirable residential area of Tillicoultry.

This ideal family home features an inviting entrance vestibule that leads into a welcoming hallway, a generously proportioned lounge, a contemporary kitchen/diner perfect for family gatherings, three spacious double bedrooms, and a sleek, modern family shower room. Set amidst extensive gardens and grounds, the property also boasts a driveway and garage, offering ample parking and outdoor space in a tranquil, sought-after location.

Tillicoultry is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including banks, a variety of local shops, library, health centre and local Primary school. Leisure facilities include Tillicoultry Golf Course, a driving range, a dry ski slope and the Sterling Mills Retail Outlet Centre. Tillicoultry is also close to the road and newly re-opened rail network, providing easy access throughout the Central belt and the larger cities of Edinburgh, Glasgow and Perth

Entrance

Access to the property is via an oak effect UPVC door with a decorative glazed panel and co-ordinated side panel.

Entrance Vestibule

The carpeted entrance vestibule has shelved storage and a small cupboard which houses the electrics.

Entrance Hallway

The welcoming entrance hallway has carpeted flooring, a built-in storage cupboard with sliding doors and a further storage cupboard. Access is provided to all of the accommodation.

Lounge

17' 7" x 11' 9" (5.36m x 3.58m)

The bright and spacious lounge has a large window overlooking the front of the property allowing lots of natural light to fill the room, with carpeted flooring and French doors providing access to the patio area.

Kitchen/Diner

12' 3" x 9' 9" (3.73m x 2.97m)

The generous sized kitchen/diner has a good range of modern, high gloss, grey wall and base units and complimentary worktops. There is a built-in oven and microwave, a washing machine and a tumble dryer (all appliances are sold as seen). There are two windows overlooking the rear of the property with lovely views of the Ochil Hills, a built-in storage cupboard which houses the boiler, ample space for a dining table and chairs and a door providing access to the rear garden.

Principal Bedroom

9' 0" x 13' 11" (2.74m x 4.24m)

The principal bedroom is a good size double bedroom to the front of the property with carpeted flooring and benefitting from a built-in double wardrobe with sliding doors.

Bedroom 2

10' 10" x 10' 7" (3.30m x 3.22m)

The second double bedroom is to the front with carpeted flooring and a built-in double wardrobe with sliding doors.





Bedroom 3

12' 3" x 9' 9" (3.73m x 2.97m)

Bedroom 3 is a double bedroom, that overlooks the rear, with stunning views of the Ochil Hills, carpeted flooring and ample room for free-standing furniture.

Shower Room

5' 2" x 9' 2" (1.57m x 2.79m)

The stylish family shower room features a vanity sink unit, W.C and a separate shower enclosure with a thermostatic shower. Modern tiled walls with wet-wall panelling, laminate flooring and an opaque window to the rear.

Heating & Glazing

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

Gardens

The property is surrounded by beautiful, extensive gardens - the front garden has an area laid to lawn with a rose bed and mature plants, shrubs and fruit trees. There is a lovely, sunny patio with a pergola to the side and the rear garden features a lawned area with garden borders, a greenhouse, a wooden shed and a covered pergola.

Driveway & Garage

The property benefits from a paved driveway to the side providing off-street parking for approx. 2/3 vehicles leading to the detached single garage with an electric door.

Included Extras

Included in the sale of the property are all carpets and floor coverings, blinds, curtains, curtain poles light fittings and bathroom accessories. The built-in oven, microwave and ceramic hob, the washing machine, tumble dryer and the integrated fridge freezer. Also the wooden garden shed, greenhouse and the 2 pergolas in the garden.



