

O'MALLEY

75 High Street
Tillicoultry, FK13 6AA

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Description

O'Malley Property are delighted to present to the market this detached cottage located in the Hillfoots town of Tillicoultry. This 3/4 bedroom property offers a versatile living space, providing spacious accommodation set over two floors.

The entrance hallway leads onto the ground floor rooms with stair access to the upper floor. Bedroom one can be accessed at this level and has sufficient space for a double bed and additional furniture. The large front window allows plenty of natural light into the room.

Across the hallway sits the dining room/bedroom four. Again this room is spacious enough for a double bed, additional furniture or has the versatility to be used as a formal dining room, with access to the kitchen available from here.

The large living room sits to the rear of the property and is the perfect space for entertaining, family time or relaxing after a long day. The kitchen can also be accessed from here.

The well appointed kitchen offers both floor and wall cabinetry with integrated appliances and complementary worktops. Double doors lead onto the conservatory that sits to the rear of the property with views over the garden and access to the convenient shower room.

Ascending the stairs, you are welcomed to a further two double bedrooms that benefit from inbuilt storage, ideal for storing belongings out of the way. Both rooms also feature a bay window, perfect for a relaxing reading space or window seat.

The family bathroom comprises W.C wash hand basin and bath with over-head shower.

Externally on street parking is available and the extensive rear garden features an array of mature shrubs and bushes with a garden shed available for storage.

Call our team today to arrange your viewing.

“Spacious Property”

Location
Tillicoultry is a popular village known for its close location to Stirling and convenient transport links, and other amenities such as shops and local schools. Located at the foot of the Ochil hills this area offers village living while also appealing to those looking for close proximity to major towns.

Living Room
20'2" x 12'1"

Kitchen
12'3" x 11'9"

Conservatory
9'6" x 7'5"

Shower Room
7'0" x 4'9"

Bedroom 1
13'2" x 11'7"

Bedroom 2
16'4" x 12'4"

Bedroom 3
13'8" x 12'4"

Dining Room/Bedroom 4
13'3" x 11'8"

Bathroom
7'6" x 6'7"

Fixtures & Fittings
All carpets, floor coverings, light fittings and window dressings are included in the sale

Home Report
The home report is available upon request.

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.



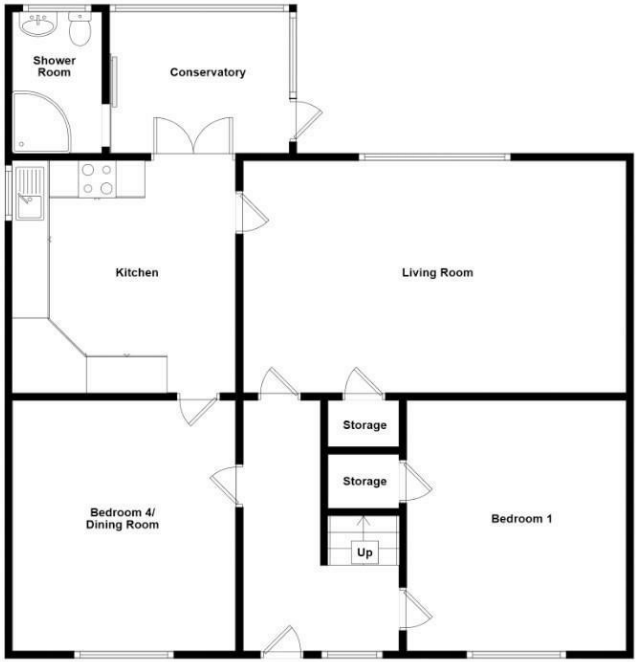




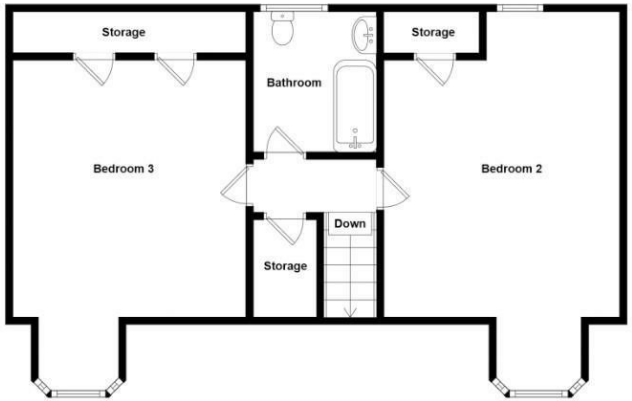
Offers Over £199,995

Viewing 9am - 9pm 7 days a week

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







Property Misdescriptions Act 1991.
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