

27, Cleuch Avenue, Tullibody
Alloa, Clackmannanshire FK10 2RX

FIXED PRICE £263,500

County Estates are delighted to introduce to the market this spacious four bedroom detached villa located in Tullibody.

This property comprises of an entrance hallway, spacious open-plan living/dining area, fitted kitchen, a study and a spacious wet room. On the upper level there are four bedrooms and the family shower room. The property benefits from front and rear gardens and a large driveway.

Tullibody provides excellent educational facilities ranging from nurseries to primary and secondary schools. Benefiting from a variety of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road network providing easy travelling throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance to the property is gained via a wood-effect UPVC door leading to the entrance hallway. The front entrance has been widened for wheelchair access.

Entrance Hallway

The welcoming entrance hallway has hardwood flooring throughout with a built-in storage cupboard located under the stairs. The entrance hallway provides access to the living/dining area, the study, and the staircase leading to the upper level.

Open Plan Living/Dining Room

10’8 x 14’9 (3.25m x 4.50m)
17’8 x 9’8 (5.39m x 2.95m)

The bright and spacious living/dining room is fully carpeted throughout with a window overlooking the front of the property and an additional window in the dining area offering views of the rear garden. The living area benefits from a wall-mounted electric fire. The dining area provides access to both the kitchen and the rear garden.

Fitted Kitchen 13' 5" x 13' 2" (4.09m x 4.01m)

The kitchen is fitted with a good range of wooden wall and base units, complemented by contrasting worktops and vinyl flooring. A window overlooks the rear garden, while the appliances include a freestanding gas hob and electric oven and an washing machine. A built-in cupboard houses the boiler, and a door provides direct access to the garden.

Study 7' 10" x 7' 9" (2.39m x 2.36m)

The study has hardwood flooring throughout with a window overlooking the front of the property. There is ample room for free-standing furniture, and it provides direct access to the spacious wet room.

Downstairs Wet Room 7' 11" x 7' 6" (2.41m x 2.28m)

The spacious wet room is equipped with a sink, W.C and a thermostatic shower, with partial wet wall paneling.

Upper Hallway

The upper hallway is carpeted throughout, fitted with a built-in cupboard and providing access to the loft.

Shower Room 8' 6" x 5' 9" (2.59m x 1.75m)

The shower room is fully tiled throughout fitted with a three piece suite including a vanity sink unit, W.C and a thermostatic shower. Two opaque windows overlooking the rear garden.













Principal Bedroom 14' 1" x 12' 4" (4.29m x 3.76m)
The spacious principal bedroom has a large window overlooking the front of the property, with carpeted flooring throughout and a large built-in cupboard providing extra storage. There is ample room for free-standing furniture.

Bedroom Three 8' 6" x 10' 2" (2.59m x 3.10m)
The third bedroom is carpeted throughout with a window overlooking the rear of the property. Space for free-standing furniture.

Bedroom Four 8' 2" x 6' 11" (2.49m x 2.11m)
The fourth bedroom is carpeted throughout with a window to the rear of the property. Features wall-fitted shelves.

Bedroom Two 8' 6" x 10' 5" (2.59m x 3.17m)
The second bedroom is fitted with a built-in wardrobe with hanging rails. Carpeted throughout with a window offering views of the rear garden.

Gardens & Parking

The property benefits from a front garden featuring a large monoblock driveway with space for two cars, alongside a stone-chip area, mature shrubs and trees. A paved path runs along the side of the property to the fully enclosed rear garden, which offers a spacious decked area ideal for outdoor seating, a lawn and a paved path leading to a patio. A shed and greenhouse provide useful additional storage space.

Heating & Glazing

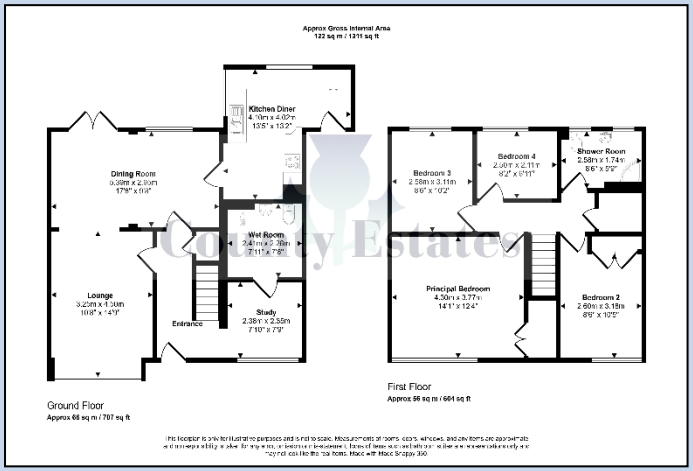
The property benefits from gas central heating and double glazing throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains and curtain poles. Also included is the free-standing gas hob/oven, fridge freezer, and the under-counter washing machine. The shed and greenhouse are also included from the rear garden.











County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net