



14, Walnut Park,
Tillicoultry, Clackmannanshire FK13 6QY

OFFERS OVER £224,500

County Estates welcome to the market this beautifully presented semi-detached villa, situated in a cul-de-sac in the village of Tillicoultry.

The property is in walk-in condition and comprises of: A welcoming entrance hallway, a bright and spacious lounge with lovely views, an open plan dining area, a conservatory and a fitted kitchen. On the upper level there are three good sized bedrooms and a stylish family shower room. The property benefits from private, well maintained gardens to the front and rear, with a driveway and single garage.

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 anthracite grey, composite door with opaque glazed panels.

Entrance Hallway

The welcoming entrance hallway has Karndean, herringbone style flooring and provides access to the lounge and the staircase to the upper level.

Lounge

12' 8" x 13' 3" (3.86m x 4.04m)

The bright and spacious lounge boasts a large window that offers stunning views of the Ochil Hills, filling the room with natural light. A feature gas fire with a cream surround and hearth adds warmth and character. The elegant Karndean flooring extends throughout the lower level, creating a cohesive and stylish look. The lounge flows into the open-plan dining room, perfect for entertaining and family gatherings.

Dining Room

8' 5" x 11' 9" (2.56m x 3.58m)

The generously proportioned dining room features elegant bi-fold doors that open seamlessly to the conservatory, creating an inviting space for family meals and entertaining while allowing plenty of natural light to fill the room.

Conservatory

8' 5" x 11' 11" (2.56m x 3.63m)

The spacious conservatory, situated at the rear of the property, offers a bright and airy space with French doors that provide direct access to the rear garden.

Fitted Kitchen

7' 8" x 11' 3" (2.34m x 3.43m)

The fitted kitchen has a good range of modern cream wall and base units with complimentary worktops. The integrated appliances include a dishwasher, a fridge/freezer, a washing machine and a double oven with a gas hob. There is a window to the side and the rear and a door provides access to the rear garden.

Upper Hallway

The carpeted upper hallway has a window to the side, a built-in storage cupboard and gives access to the upper accommodation and the loft.

Principal Bedroom

9' 2" x 13' 3" (2.79m x 4.04m)

The principal bedroom is a good size double bedroom overlooking the front of the property with stunning views of the Ochil Hills, and benefits from fitted wardrobes and carpeted flooring.





Bedroom 2

9' 9" x 11' 5" (2.97m x 3.48m)

The second double bedroom is to the rear with carpeted flooring, fitted wardrobes and a built-in storage cupboard.

Bedroom 3

7' 3" x 10' 6" (2.21m x 3.20m)

Bedroom 3 is a single bedroom to the front of the property with carpeted flooring and a built-in wardrobe.

Family Shower Room

6' 2" x 6' 0" (1.88m x 1.83m)

The stylish shower room is fully tiled with a vanity sink unit, W.C, a walk-in shower enclosure with a rain fall shower and an opaque window to the rear.

Heating & Glazing

The property benefits from a gas central heating system (recently fitted boiler) and is fully double glazed throughout (with recently fitted windows and doors).

Gardens

The front garden is well maintained and has an area laid to lawn with garden borders and a paved driveway providing off street parking. The fully enclosed, south facing rear garden is beautifully maintained with a raised timber decked seating area, and a small lawn with mature plants and shrubs, including a mature apple tree.

Driveway & Garage

The property benefits from a paved driveway to the front providing off-street parking for one vehicle and leads to the single garage with power and lighting, which also houses the boiler.

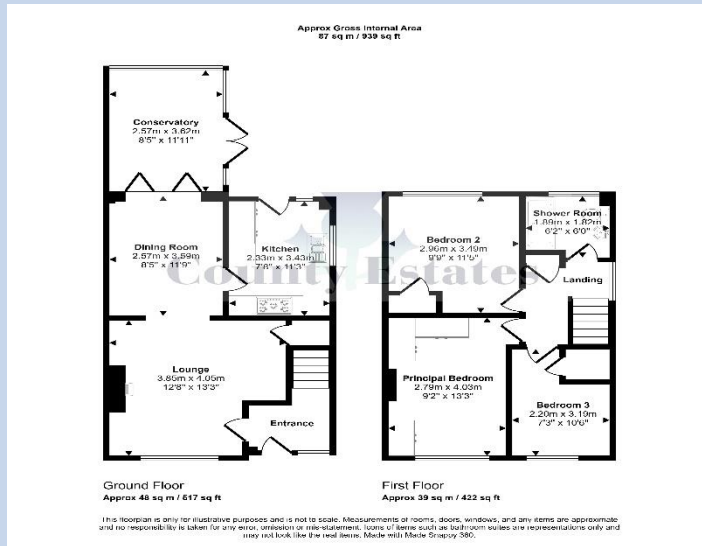


Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains, curtain poles and light fittings. The built-in double oven and hob and the integrated dishwasher, washing machine and the fridge/freezer in the kitchen.

Home Report

To view this home report please email us on :
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