

46 HAMILTON STREET, TILlicOUNTRY FK13 6EL

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- Charming former woodworkers cottage dating back to circa 1904.
- Spacious two bedroom semi detached bungalow extending to approximately 109 square meters
- Bright and generous lounge with feature fireplace and open fire
- Well appointed dining kitchen with garden views and ample storage
- Conservatory to the rear creating additional versatile living space
- Recently installed modern shower room with walk in shower and sun tunnel
- Low maintenance rear garden with patio, raised beds and stunning Ochil Hill views
- Large workshop renovated 6 years ago, offering excellent multifunctional space
- Early viewing strongly advised

Set within the heart of Tillicoultry, this charming former mill worker's cottage tells a story that stretches back to circa 1904, a home that has been lovingly held within the same family for generations. Today, it offers a wonderful blend of character, comfort and flexibility, with a subtle nod to its current owner's passions, from music to a lifelong enthusiasm for motorcycles, all reflected in the warmth and personality felt throughout.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room, Conservatory and Rear Porch.

Entry is via a welcoming entrance vestibule, opening into a central hallway from where the accommodation flows effortlessly. To the right, the dining kitchen enjoys a pleasant outlook over the rear garden and is fitted with a generous range of cream wall and base units. Integrated appliances include a five ring gas hob and double oven, with the lower oven currently not in use, alongside space for additional freestanding appliances, creating a practical and sociable hub of the home.

Across the hallway, the lounge is a particularly inviting space, bright and spacious, centred around a feature fireplace with open fire. This room extends seamlessly into the conservatory to the rear, a lovely addition that draws in natural light and creates a perfect setting to relax while enjoying views of the garden. Adjacent, a rear vestibule hallway offers excellent versatility, currently ideal as a utility or laundry space, with direct access out to the garden.

Returning to the main hallway, the principal bedroom is positioned to the front, a warm and comfortable retreat, complete with extensive mirrored fitted wardrobes and a useful press cupboard. Bedroom two is a well proportioned double, enhanced by attractive half height panelling and a charming recessed window. The accommodation is completed by a recently installed shower room, finished to a high standard and featuring a large walk in shower, pedestal sink and WC, with a central sun tunnel allowing natural light to flood the space.

Externally, the property continues to impress. Accessed via a side gate, a pathway leads to a peaceful rear garden, a true hidden oasis. With stunning views towards Tillicoultry's iconic Clock Tower and the Ochil Hills beyond, the setting is both scenic and serene. The garden itself has been designed for ease of maintenance, with a generous patio area ideal for al fresco dining and entertaining, alongside raised beds that bring vibrant seasonal colour.



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A substantial workshop has been renovated approximately six years ago and provides excellent additional space with both an up and over door and pedestrian access. Whether for storage, workshop use or housing a prized collection, it offers fantastic flexibility to suit a variety of needs.

This is a rare opportunity to acquire a home rich in history, full of character and perfectly suited for modern living, ideal for first time buyers or those looking to downsize without compromise. A home that has clearly been cherished, and one that is ready to welcome its next chapter.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band D
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



