



**WELL PRESENTED SEMI-DETACHED VILLA**

**MODERN FITTED KITCHEN**

**TWO DOUBLE BEDROOMS WITH FITTED  
WARDROBES**

**ENCLOSED FRONT AND REAR GARDENS**

**BRIGHT AND SPACIOUS OPEN PLAN  
LOUNGE/DINING ROOM**

**GOOD SIZED FAMILY BATHROOM**

**GENEROUS SIZED DRIVEWAY TO  
ACCOMMODATE TWO VEHICLES**



**7 Johnston Crescent**  
Tillicoultry, FK13 6PY

**Offers Over £153,500**

## Entrance

Access to the property is gained via a white UPVC door leading into the bright and airy entrance porch.

## Entrance Porch

The welcoming entrance porch has beautiful views of the Ochil Hills. The porch gives access to the entrance hallway.

## Entrance Hallway

The welcoming entrance hallway gives access to the bright and spacious open plan lounge/diner, kitchen and staircase to the upper level.

## Open plan Lounge/ Dining 9' 5" x 19' 7" (2.87m x 5.96m)

This spacious open plan lounge features a large double-glazed window that offers a clear view of the front of the property and spectacular views of the Ochil Hills, allowing natural light to fill the space. French doors lead out to the rear garden, enhancing indoor-outdoor living and allowing plenty of natural light to fill the room. The lounge has ample room for a large dining table and free standing furniture and also benefits from a wall mounted electric fire insert.

## Kitchen 7' 5" x 12' 11" (2.26m x 3.93m)

The modern kitchen is equipped with white high-gloss wall and base units complemented by contrasting worktops, creating a sleek and contemporary look. The kitchen also benefits from a four burner integrated gas hob with extractor hood and integrated electric double oven, stainless steel sink with mixer tap. Free standing washing machine and family sized fridge freezer. There is an external white UPVC door leading out into to the rear garden.

## Principal bedroom 14' 9" x 7' 3" (4.49m x 2.21m)

The principal bedroom is fully carpeted throughout with two double-glazed windows overlooking the Ochil Hills, this room offers built-in wardrobes fitted with hanging rails and shelving.

## Bedroom Two 11' 3" x 7' 7" (3.43m x 2.31m)

Spacious second double bedroom is laminate flooring with a double-glazed window overlooking the rear of the property. This room offers built-in wardrobes fitted with hanging rails and shelving.

## Family Bathroom 6' 3" x 5' 4" (1.90m x 1.62m)

Part-tiled three-piece family bathroom suite with an opaque window overlooking the rear of the property, good sized bath with electric shower, sink, W.C and various bathroom accessories.

## Gardens and parking

Private front garden mainly laid to lawn with a paved pathway leading to the front entrance. To the side of the property there is a chipped driveway which would fit two vehicles. Fully enclosed rear garden with decorative chips, mature shrubs and trees, lovely seating area and good sized shed which benefits from electric.

## Included extras

Included in the sale of the property are all fixtures and fittings, lights and light fittings, carpets and floor coverings, blinds, under-counter washing machine, free-standing fridge/freezer and a built-in electric double oven, four burner gas hob and extractor hood. Included within the rear garden will also be a shed.

## Home report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)

## Heating & glazing

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

