



6, Delph Wynd, Tullibody
Clackmannanshire FK10 2TW

Offers Over £278,000

Beautifully presented detached four-bedroom villa set in a popular locale within the town of Tullibody.

The property comprises of: Entrance, welcoming entrance hallway, home office/snug, w.c, kitchen/utility room and a spacious lounge. On the upper level there are three double bedrooms (principal en-suite shower room), a large walk-in wardrobe/ or bedroom four and family bathroom. Private gardens, double driveway and a single garage.

Tullibody provides excellent educational facilities ranging from nurseries to primary/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

Access to the property is via a white composite door with opaque glazing and a side coordinating panel.

Entrance Hallway

Extensive welcoming hallway with laminate flooring throughout leading to all lower accommodation.

Home office/ Snug

9' 10" x 9' 1" (3.00m x 2.76m)

Home office/snug with laminate flooring throughout and bay windows overlooking the front of the property.

W.C

8' 10" x 4' 11" (2.68m x 1.50m)

Two-piece downstairs W.C with laminate flooring throughout.

Lounge

15' 2" x 14' 2" (4.62m x 4.32m)

Spacious lounge fully carpeted with double French doors that connect the room to the rear garden, creating a bright, airy space ideal for relaxation or outdoor access.

Kitchen

11' 3" x 9' 6" (3.42m x 2.89m)

Fully fitted kitchen with wood effect wall and base units and contrasting worktops, undercounter dishwasher, free-standing fridge freezer and a built-in electric oven and hob. Double-glazed window overlooking the rear garden and ample space for a small dining table and chairs.

Utility room

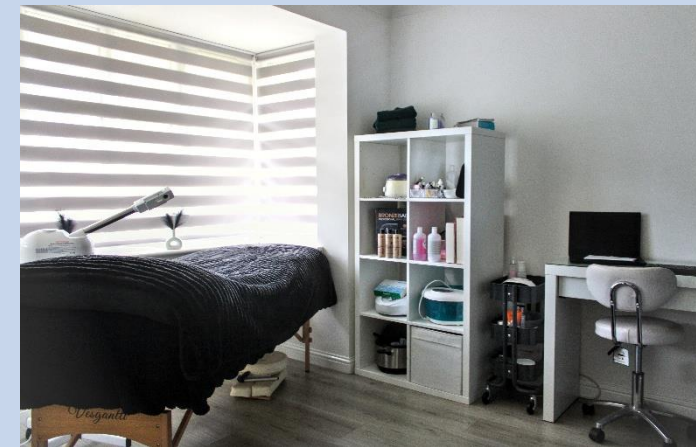
5' 9" x 5' 1" (1.76m x 1.54m)

Fully fitted utility room with an under-counter washing machine and tumble dryer. External door leading to the rear garden

Principal Bedroom

12' 11" x 10' 0" (3.94m x 3.04m)

Fully carpeted principal bedroom with a large double-glazed window overlooking the front of the property, leading to the en-suite shower room. This room also benefits from built-in wardrobes with hanging rails and shelving.





En-suite

8' 10" x 4' 11" (2.68m x 1.50m)

Three-piece en-suite shower room with a built-in vanity sink and w.c, fully enclosed shower cubicle, various bathroom accessories and a large opaque window overlooking the front of the property.

Bedroom Two

9' 8" x 8' 4" (2.95m x 2.54m)

Bedroom two is fully carpeted with a double-glazed window overlooking the rear garden with fitted wardrobes with hanging rails and shelving offering ample storage space.

Bedroom Three

8' 10" x 8' 8" (2.70m x 2.65m)

The third double bedroom is fully carpeted with built-in wardrobes a double-glazed window overlooking the rear garden, offering ample room for free-standing furniture.

Bedroom Four/ Walk-in Wardrobe

8' 10" x 8' 8" (2.70m x 2.65m)

Fourth double bedroom/ walk-in wardrobes has ample drawer space, hanging rails and shelving, laminate flooring throughout and a double-glazed window overlooking the rear garden.

Family Bathroom

8' 5" x 7' 2" (2.56m x 2.18m)

Fully tiled four-piece family bathroom suite with a built-in vanity sink, w.c and storage, fully enclosed shower cubicle with separate bath. Various bathroom accessories and an opaque window to the side of the property.



Gardens

The private front garden features a laid-to-lawn area, mature shrubs and trees a paved path leading to the front entrance, and the full benefit of views of the Ochil Hills Paved pathway to the side leading to the rear garden. Fully enclosed rear garden mainly laid to lawn and a decorative paved seating area.

Garage & Driveway

The property benefits from a Monoblock driveway and a single car garage.

Included Extras

Included in the sale of the property are all fixtures and fittings, lights and light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. Washing machine, tumble dryer and free-standing fridge freeze and a built-in electric oven and hob.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed with aluminum frames throughout.

