

O'MALLEY

31 Sandy Knowe
Tillicoultry, FK13 6RG

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Description

O'Malley Property are delighted to present to the market this attractive three bedroom semi detached home, ideally located within the popular Sandy Knowe area of Tillicoultry.

On entering the property, the ground floor offers well proportioned and versatile accommodation, comprising a welcoming entrance area, a spacious lounge, separate dining room and a well sized kitchen. The lounge provides a comfortable principal living space, while the adjoining dining room offers an ideal area for family meals or entertaining. The kitchen enjoys a practical layout with access towards the rear of the property, and a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property provides three well proportioned bedrooms, including a generous master bedroom, alongside a family bathroom. The remaining bedrooms offer flexibility for children, guests, a home office or additional living requirements. A central landing provides access to all rooms and benefits from a useful storage cupboard, making the accommodation both practical and well suited to family living.

Externally, the property benefits from a private driveway providing off street parking to the front. To the rear is a great sized garden, offering an excellent outdoor space for families, entertaining or simply enjoying the warmer months. The combination of generous internal accommodation, private parking and a substantial rear garden makes this an appealing home within the popular Sandy Knowe area of Tillicoultry, with the Ochil Hills providing an attractive backdrop to the surrounding area.

"Spacious Property"

Location
Sandy Knowe is a popular residential area within the town of Tillicoultry, offering a peaceful setting while remaining conveniently placed for local amenities and everyday essentials. Tillicoultry provides a range of shops, cafés, schools and leisure facilities, with excellent access to surrounding towns and the wider Central Scotland area. The nearby Ochil Hills provide a scenic backdrop and offer a variety of walking and outdoor pursuits, making the area particularly appealing to those looking for a balance of convenience and countryside living

Lounge
11'4" x 15'2"

Kitchen
8'11" x 10'11"

Dining Room
9'5" x 11'2"

Master Bedroom
9'10" x 14'6"

Bedroom 2
12'2" x 9'1"

Bedroom 3
8'4" x 11'8"

Bathroom
5'11" x 6'0"

W/C
5'7" x 3'1"

Home Report
The home report is available upon request.

Fixtures & Fittings
All carpets, floor coverings, light fittings and window dressings are included in the sale

Misdescriptions Act
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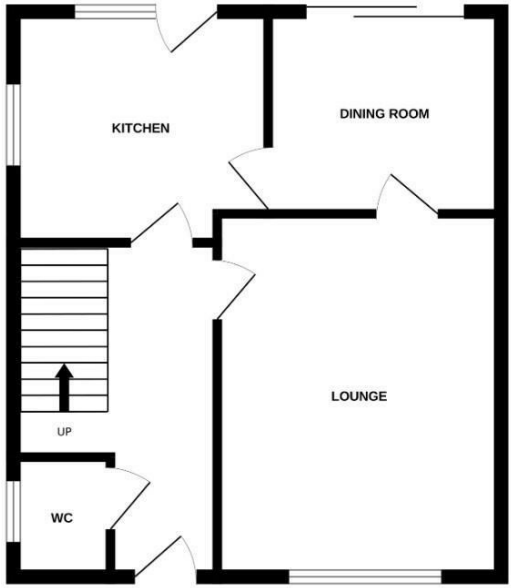




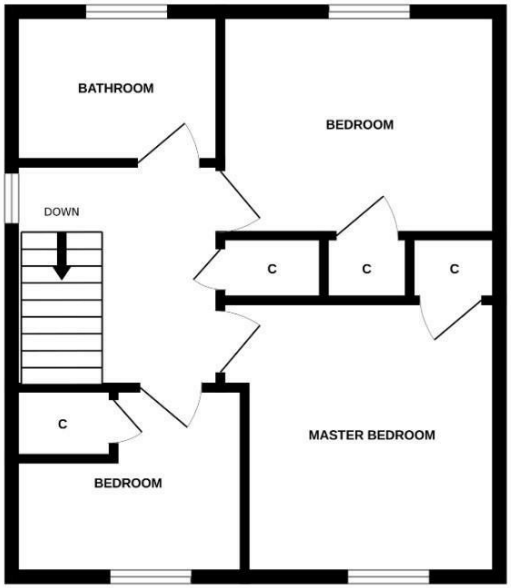
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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