

30, Hill Street,
Tillicoultry, Clackmannanshire FK13 6HF

Offers Over £195,000

County Estates are delighted to present to the market this traditional semi-detached villa located in a sought after residential area in Tillicoultry.

The property has been renovated throughout to a high standard and benefits from a recently fitted boiler, windows and doors, kitchen and bathrooms, and comprises of: An entrance vestibule, a bright and spacious lounge, a kitchen/diner and a bathroom. On the upper level there are two double bedrooms and a shower room. There is a private rear garden and off-street parking to the rear.

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 gained via a white UPVC door with opaque glazing, leading to the entrance vestibule.

Entrance Vestibule

The entrance vestibule has a glazed door leading to the lounge.

Lounge

12' 8" x 15' 3" (3.86m x 4.64m)

The bright and spacious lounge features a large window overlooking the front of the property with a further window to the side. There are two storage cupboards, one which houses the boiler and the other houses the electrics. French doors provide access to the kitchen/diner and a staircase leads to the upper level.

Kitchen/Diner

15' 6" x 11' 6" (4.72m x 3.50m)

The fitted kitchen/diner is partially tiled and has a good range of Cashmere coloured wall and base units with oak effect worktops and a built-in oven and ceramic hob. There is space for a washing machine, a fridge/freezer and ample room for a dining table and chairs. There is a built-in storage cupboard and French doors provide direct access to the rear garden, access is also provided to the bathroom.

Bathroom

6' 10" x 8' 7" (2.08m x 2.61m)

The downstairs bathroom features a three piece suite with an opaque window to the rear and light oak effect laminate flooring.

Principal Bedroom

12' 4" x 11' 9" (3.76m x 3.58m)

The principal bedroom is a good sized double bedroom overlooking the front of the property with ample room for free-standing furniture.

Bedroom 2

9' 9" x 11' 11" (2.97m x 3.63m)

The second double bedroom is to the rear and has ample room for bedroom furniture.

Shower Room

5' 5" x 7' 11" (1.65m x 2.41m)

The shower room comprises of a vanity sink unit, W.C and a corner shower enclosure with a thermostatic shower. There is an opaque window to the rear, light oak effect laminate flooring and wet-wall panelling.









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Heating & Glazing

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

Gardens

The property benefits from a private, secluded rear garden with an area laid to lawn with stone chipped borders and a paved patio area.

Parking

There is a shared, stone chipped driveway to the side of the property leading to the rear parking area which can accommodate approx. two vehicles.

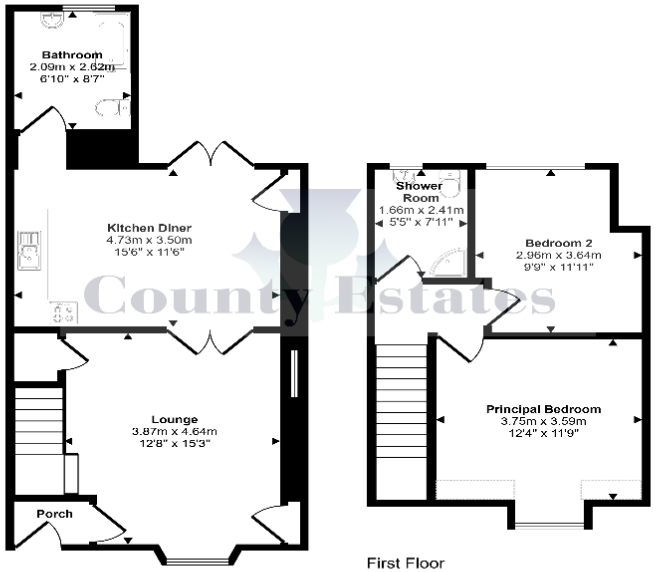
Included Extras

Included in the sale of the property are all fixtures and fittings, light fitments and the built-in oven and hob.

Home Report

To view this home report please email us on: admin@county-estates.net

Approx Gross Internal Area
86 sq m / 922 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft

First Floor
Approx 35 sq m / 379 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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