



TRADITIONAL GROUND FLOOR FLAT

FITTED KITCHEN

WALK-IN SHOWER ROOM

LOUNGE

TWO DOUBLE BEDROOMS

**PRIVATE REAR GARDEN WITH
SPECTACULAR VIEWS OF THE OCHILS HILLS**



5 Ochil Street
Tillicoultry, FK13 4EJ

Offers Over £93,000

Entrance

Entrance via a brown upvc glazed door leading to:

Entrance Hallway 9' 11" x 6' 3" (3.02m x 1.90m)

Spacious welcoming entrance hallway fully carpeted leading to all lower accommodation.

Lounge 15' 0" x 9' 4" (4.57m x 2.84m)

Fully carpeted lounge with a double glazed window overlooking the front of the property and an electric fire insert with a wooden mantle.

Kitchen 13' 0" x 7' 8" (3.96m x 2.34m)

Fully fitted kitchen with white wall and base units and contrasting worktops. Double glazed window over looking the rear of the property, under counter washing machine and fridge freezer and a built in electric hob and oven.

Principal Bedroom 12' 2" x 9' 5" (3.71m x 2.87m)

Fully carpeted principal bedroom with a double glazed window overlooking the rear of the property with stunning views of the Ochil Hills. This room also benefits from built-in wardrobes with hanging rails and shelving.

Bedroom Two 12' 0" x 5' 11" (3.65m x 1.80m)

Second double bedroom fully carpeted with a double glazed window overLooking the front of the property, ample room for free standing furniture.

Shower Room 7' 6" x 5' 6" (2.28m x 1.68m)

Shower room with a walk-in shower, w.c and wash hand basin. Opaque window to the rear of the property and various bathroom accessories.

Gardens

Private rear gardens with various paved seating areas, mature shrubs and trees, and a wooden garden shed for storage with stunning views of the Ochil Hills.

Included Extras

Included in the sale of the property are all fixtures, fittings and floor coverings, light fitments and blinds. All white in the kitchen and electric cooker, wooden shed in the rear garden.

Heating & Glazing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing descriptions, measurements of areas, volumes, heights and 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 not be relied on for any purpose other than that intended. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation. Made with SketchUp 2020