



 **O'MALLEY**

**16 Ochilview**  
Tillicoultry, FK13 6JD

**omalleyproperty.com**  
**01259212337**





## Description

O'Malley Property are pleased to present to the market, this spacious 2 bedroom ground floor flat. Located in Ochilview, Devonside,

The property offers a spacious and comfortable lounge, providing an excellent main living area with ample space. The separate kitchen is well proportioned and practical, offering a good range of floor and wall mounted units along with space for appliances. Both rooms benefit from natural light, while the hallway provides convenient access to the accommodation throughout the property.

The property benefits from two well proportioned bedrooms, offering excellent versatility for couples, small families or those looking for a home with additional space for guests or a home office. Both bedrooms offer ample room for bedroom furniture and storage. Completing the accommodation is a three piece bathroom suite comprising a bath with overhead shower, WC and wash hand basin.

A particularly appealing feature of this ground floor flat is the benefit of its own front and rear gardens, providing valuable private outdoor space. The gardens offer excellent potential for relaxing, entertaining or enjoying the outdoors, while adding to the overall appeal and practicality of this spacious property.



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**“Spacious Property”**

## Location

Ochil View is situated in the attractive town of Tillicoultry, nestled at the foot of the Ochil Hills in Clackmannanshire. The property benefits from a peaceful setting while remaining conveniently close to the town centre, where a range of local shops, cafes, restaurants and everyday amenities can be found. The surrounding area offers excellent opportunities for walking and enjoying the scenic countryside, with the Ochil Hills providing a beautiful backdrop. Tillicoultry is also well placed for access to nearby towns and cities, including Stirling, Alloa and Dunfermline, making it an appealing location for both local living and commuting.

## Lounge

14'11" x 11'5"

## Kitchen

6'10" x 12'0"

## Master Bedroom

12'9" x 11'5"

## Bedroom 2

10'10" x 8'3"

## Bathroom

6'0" x 5'7"

## Home Report

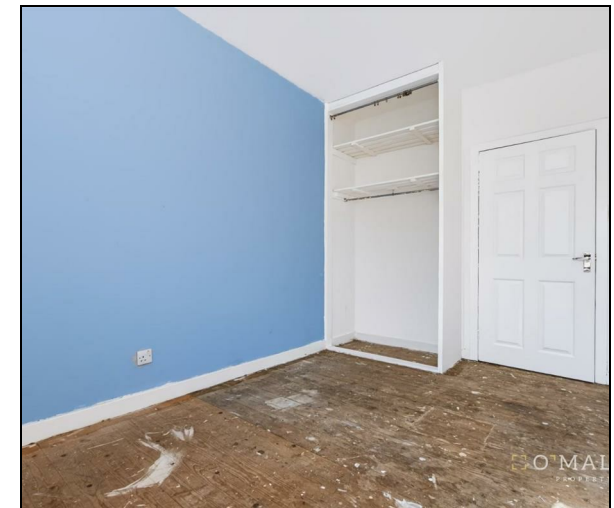
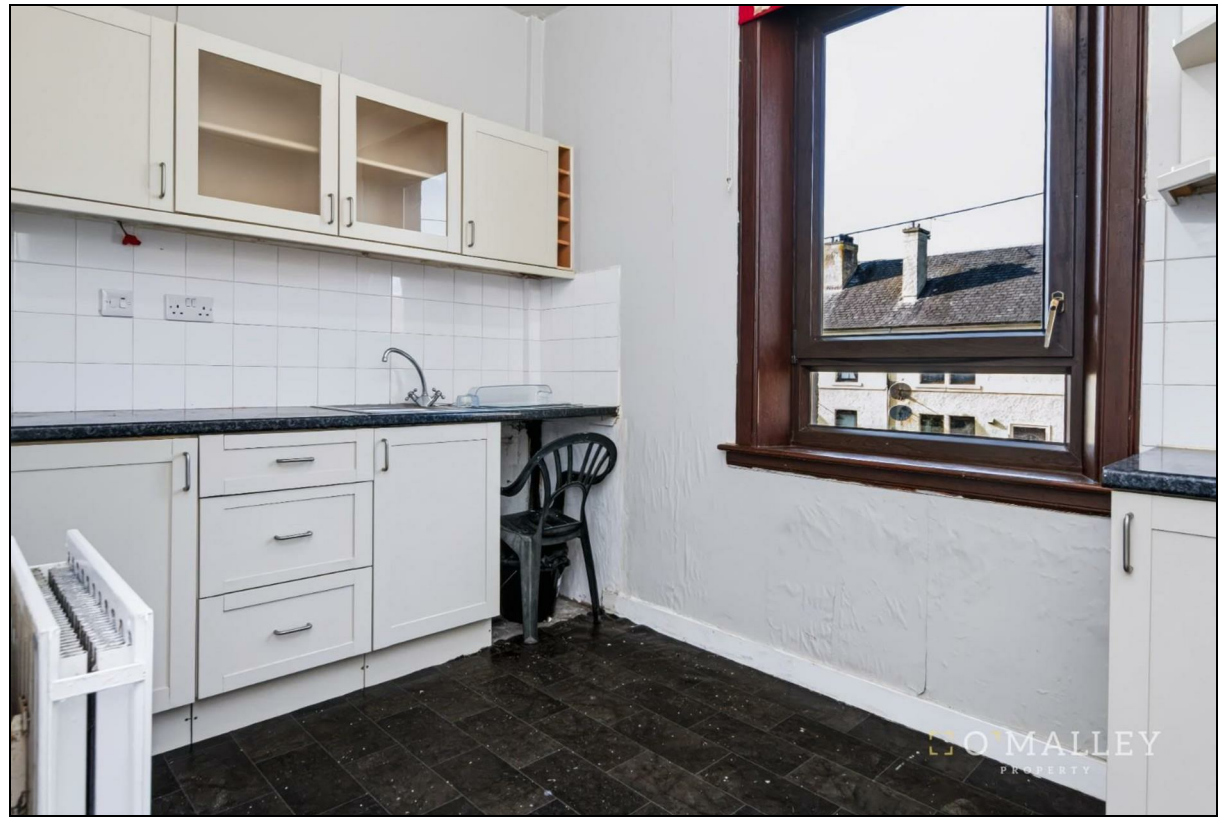
The home report is available upon request. Contact our team today.

## Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

## Misdescriptions Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



**Offers Over £84,995**

**Viewing 9am - 9pm 7 days a week**



## GROUND FLOOR

