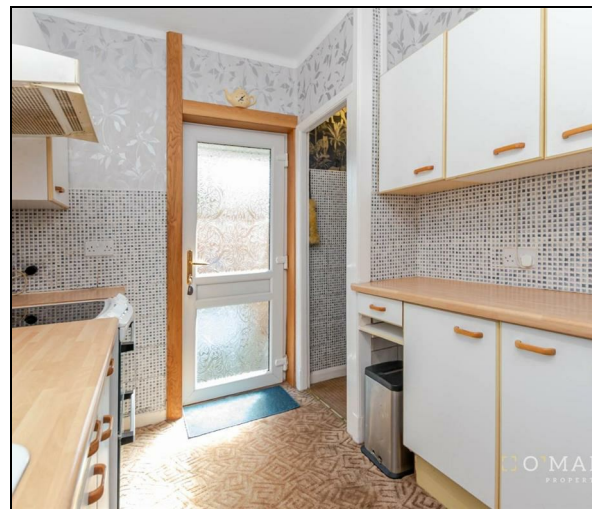




 **O'MALLEY**

42 Moss Road
Tillicoultry, FK13 6NS

omalleyproperty.com
01259212337



Description

****CLOSING DATE THURSDAY 14TH MAY AT 12 NOON****

O'Malley Property are delighted to present to the market 42 Moss Road, a well proportioned three bedroom semi detached home located within a popular residential area of Tillicoultry.

Upon entering the property, you are welcomed into a vestibule which leads through to the main hallway, providing access to the ground floor accommodation. The lounge is a bright and spacious room, enhanced by a large bay style window formation which allows for an abundance of natural light, creating a warm and inviting living space. The kitchen is well laid out with a good range of units and worktop space, offering practicality for everyday living. The ground floor further benefits from a family bathroom, fitted with a three piece suite, as well as a separate W/C for added convenience. A useful utility area is also located off the vestibule, providing additional storage and functionality.

The upper level comprises three well proportioned bedrooms. The master bedroom is particularly spacious, offering excellent floor space and flexibility for furnishings. Bedrooms two and three are also good sized rooms, suitable for family living, guest accommodation or home working.

Externally, the property enjoys a generous rear garden, providing excellent outdoor space for families, entertaining or relaxing. The garden further benefits from attractive views towards the Ochil Hills, enhancing the overall appeal of the home and offering a peaceful setting.

“Spacious Property”

Location

Moss Road is situated within a well established and popular residential area of Tillicoultry, offering a convenient setting for a range of buyers. The property is within easy reach of local amenities including shops, supermarkets and leisure facilities, while nearby Alloa and Stirling provide a wider selection of retail and dining options. The area is well served by local schooling and benefits from excellent transport links, making it ideal for commuters travelling across the central belt. With the Ochil Hills nearby, residents can also enjoy attractive surroundings and outdoor opportunities.

Lounge

15'8" x 13'5"

Kitchen

10'2" x 7'4"

W/C

4'5" x 2'9"

Bathroom

6'11" x 5'10"

Master Bedroom

13'1" x 8'10"

Bedroom 2

12'7" x 8'8"

Bedroom 3

8'10" x 5'10"

Home Report

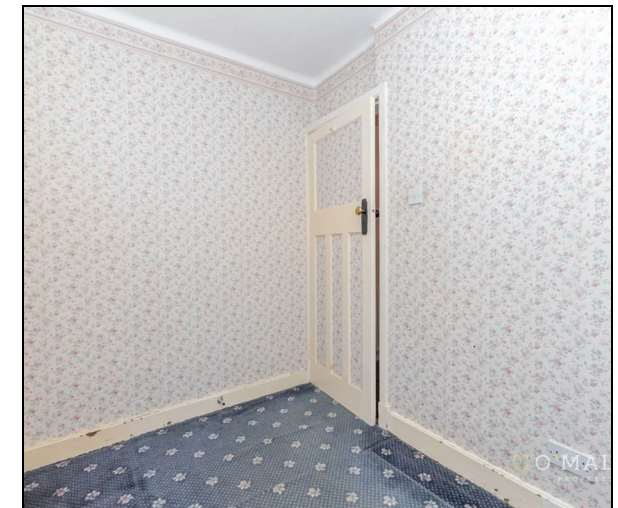
The home report is available upon request.

Fixtures and fittings

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

Misdescriptions Act

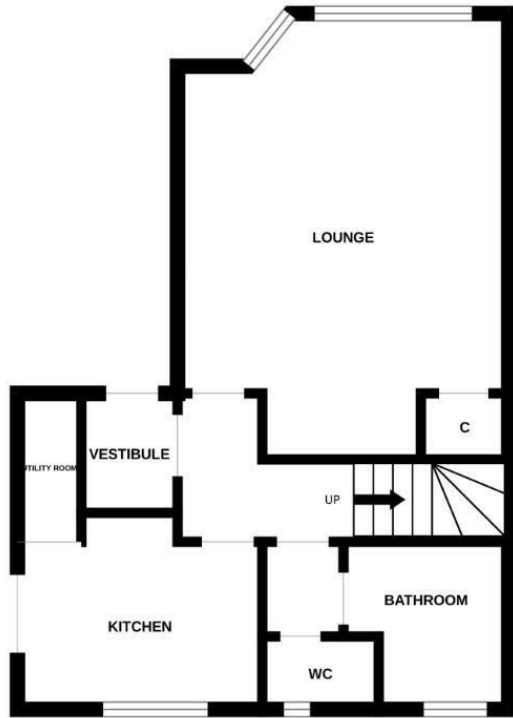
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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 £94,995

Viewing 9am - 9pm 7 days a week

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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