

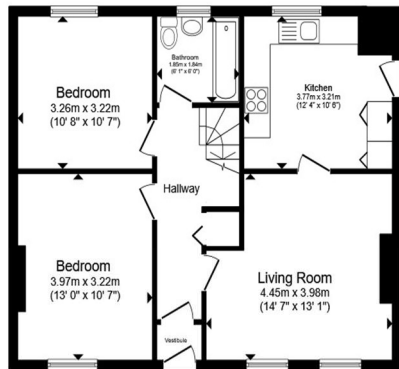


**Main Street, Coalsnaughton, Tillicoultry, FK13 6JH**

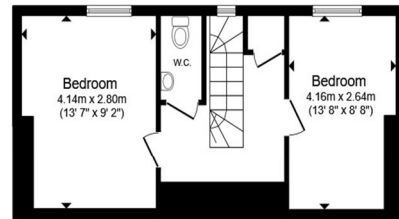
welcome to

## Main Street, Coalsnaughton, Tillicoultry

Introducing this 4-bedroom semi-detached home, which dates back circa 1920 & is ideally situated in a sought-after village locale. The property offers a comfortable living space for families seeking a home that provides versatile living accommodation.



Ground Floor



First Floor

Total floor area 99.3 m<sup>2</sup> (1,069 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



This property perfectly flexible accommodation, so is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for a spacious family home.

Upon entering, you are greeted by an Entrance Hallway with stairs leading to the upper floor & immediately catching your attention is the well-proportioned Living Room; this space is very much in keeping with today's lifestyle preferences, creating a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day. Ideally located off the Living Room is the Kitchen which is tailored with an array of wall & base units, fitted worktops plus integrated oven/hob - the Kitchen provides space, convenience & ample storage, plus handy door access out to the rear garden. Retracing our steps back to the Hallway you will find 2 ground floor Bedrooms; however, these rooms could also be adapted to alternative usage, depending on your lifestyle needs & due to the living accommodation on offer throughout the home. Completing the accommodation on the ground floor is the Family Bathroom which comprises of a bath, wc & wash hand basin.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are a further 2 well-proportioned Bedrooms, plus an additional WC. The home provides a flexible layout which current modern lifestyles prefer & there is a good range of in-built storage space to be found throughout the house.

Externally, there are front & rear gardens.

Coalsnaughton which is ideally nestled at the foot of the Ochil Hills, is a traditional village known for its scenic countryside & has its own local primary school, plus community hall. The neighbouring towns of Alloa & Tillicoultry offer a wider range of amenities/facilities.

## Ground Floor

### Entrance Hallway

### Living Room

14' 7" max x 13' 1" max ( 4.45m max x 3.99m max )

### Kitchen

12' 4" max x 10' 6" max ( 3.76m max x 3.20m max )

### Bedroom

13' max x 10' 7" max ( 3.96m max x 3.23m max )

### Bedroom

10' 8" max x 10' 7" max ( 3.25m max x 3.23m max )

### Family Bathroom

## Upper Floor

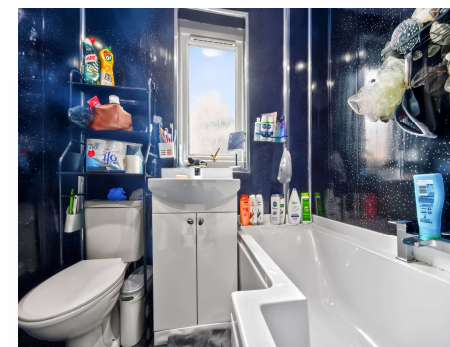
### Bedroom

13' 7" max x 9' 2" max ( 4.14m max x 2.79m max )

### Bedroom

13' 8" max x 8' 8" max ( 4.17m max x 2.64m max )

### WC



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## Main Street, Coalsnaughton, Tillicoultry

- Semi-detached house
- 4-bedrooms (with 2 of the bedrooms on the ground floor)
- Versatile living accommodation
- Living Room
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110680 - 0002

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