

28, 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 vestibule is fitted with a small cupboard housing the electrics.

Lounge

13' 5" x 14' 9" (4.09m x 4.49m)

The bright and spacious lounge has windows overlooking the front and the side of the property, with a staircase leading to the upper level and a door leading to the kitchen/dining area. The living room benefits from having two built-in cupboards.

Kitchen/Diner

15' 11" x 11' 2" (4.85m x 3.40m)

The kitchen/diner has a good range of light grey wall & base units and oak-effect worktops, fitted with a built-in oven and ceramic hob, with space for a washing machine and fridge-freezer. There is also ample room for dining room table and chairs. The kitchen benefits from a cupboard housing the boiler and a door leading to the rear garden.

Downstairs Bathroom

6' 8" x 8' 6" (2.03m x 2.59m)

The bathroom is located downstairs and comprises of a white three piece suite, an opaque window to the rear and light oak effect laminate flooring.

Principal Bedroom

12' 2" x 11' 10" (3.71m x 3.60m)

The generous-sized principal bedroom has a window overlooking the front of the property, with ample room for freestanding furniture.

Bedroom Two

9' 9" x 11' 9" (2.97m x 3.58m)

The second double bedroom is overlooking the rear of the property, with room for freestanding furniture.

Shower Room

5' 10" x 7' 11" (1.78m 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, modern grey 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.

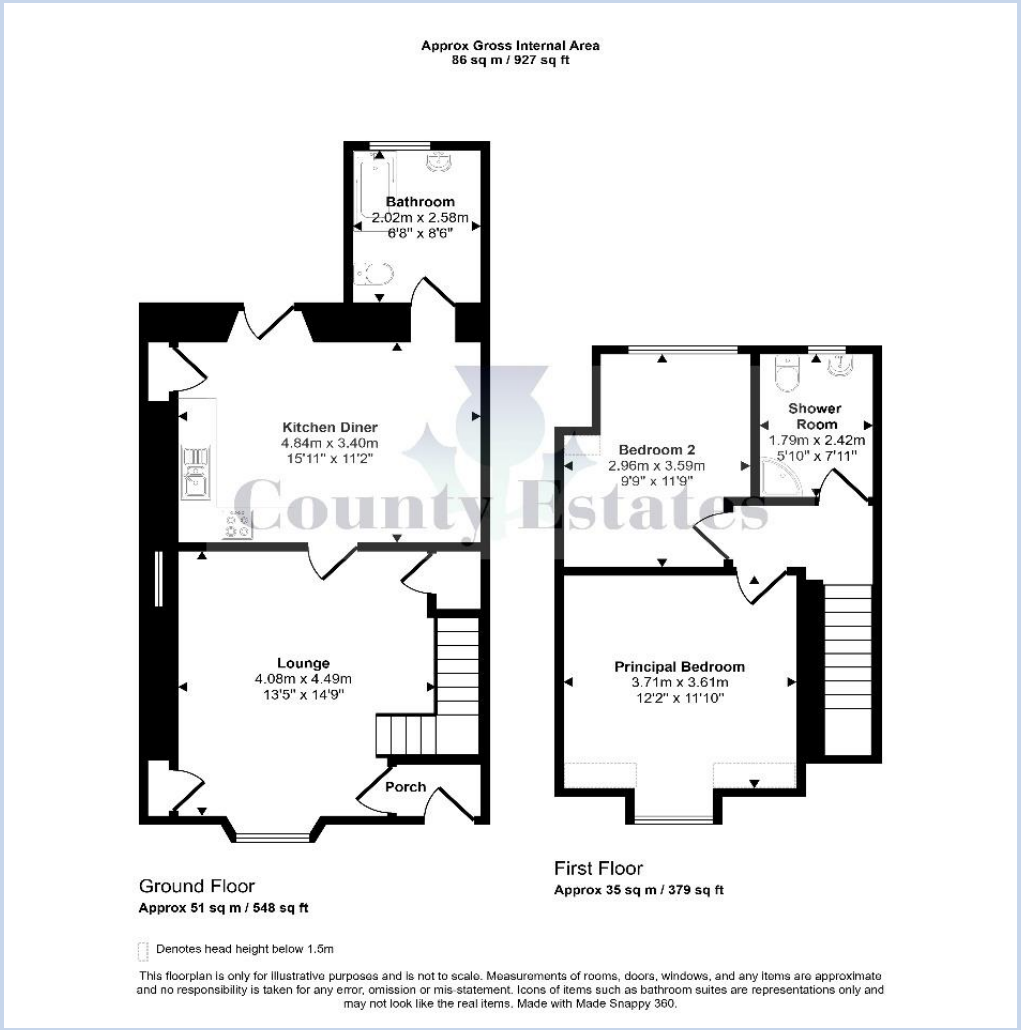
Home Report

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













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