


O'MALLEY

**9 Donaldson Drive**
Tillicoultry, FK13 6RA

omalleyproperty.com
01259212337








## Description

O'Malley Property are delighted to present to the market this two bedroom detached bungalow located on Donaldson Drive, Tillicoultry.

Offering accommodation arranged entirely on one level, the property benefits from a bright lounge, a dining kitchen and two double bedrooms. A driveway, garage and established gardens complement the home, with the Ochil Hills providing an attractive backdrop.

The welcoming lounge offers a comfortable setting for relaxing and entertaining. A large front-facing window brings natural light into the room, while fitted carpeting, ceiling cornicing and recessed lighting complete the space.

Situated to the rear, the kitchen is fitted with a range of wood-effect wall and base units, complemented by dark worktops and a black tiled splashback. A fitted double oven, gas hob and extractor provide the cooking facilities, with space for freestanding appliances. Two rear-facing windows brighten the room, which also accommodates a dining table and chairs.

The master bedroom enjoys an outlook over the rear garden through a generous window and benefits from built-in wardrobe storage. The second double bedroom is positioned to the front and offers flexibility for use as a guest bedroom or home office. Additional storage is available from the hallway.

Completing the accommodation, the shower room comprises a curved glass shower enclosure, a wash hand basin set within a vanity unit and a WC. Tiled walls with a decorative border and an obscured-glass window finish the room.

Outside, the front garden is laid mainly to lawn, with a paved driveway extending alongside the property to the garage. The enclosed rear garden combines lawn, planting beds, paved pathways and a decked seating area, providing space for relaxing and gardening. A greenhouse adds further appeal for those who enjoy growing their own.

## "Spacious Property"

## Location
Situated in Tillicoultry, a sought-after locale known for its friendly community and scenic beauty, this property offers convenient access to local amenities, schools, and parks. The nearby Tillicoultry Glen provides a splendid backdrop for leisurely strolls and outdoor activities, while the town's charming shops and cafes are within easy reach.

## Lounge
13'7" x 12'2"

## Kitchen
12'11" x 10'3"

## Master Bedroom
13'10" x 8'3"

## Bedroom 2
9'1" x 8'3"

## Bathroom
9'5" x 8'8"

## Fixtures & Fittings
All fitted carpets, floor coverings and integrated appliances are included with the sale. (ask agent for further details)

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

## Property Misdescriptions
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.

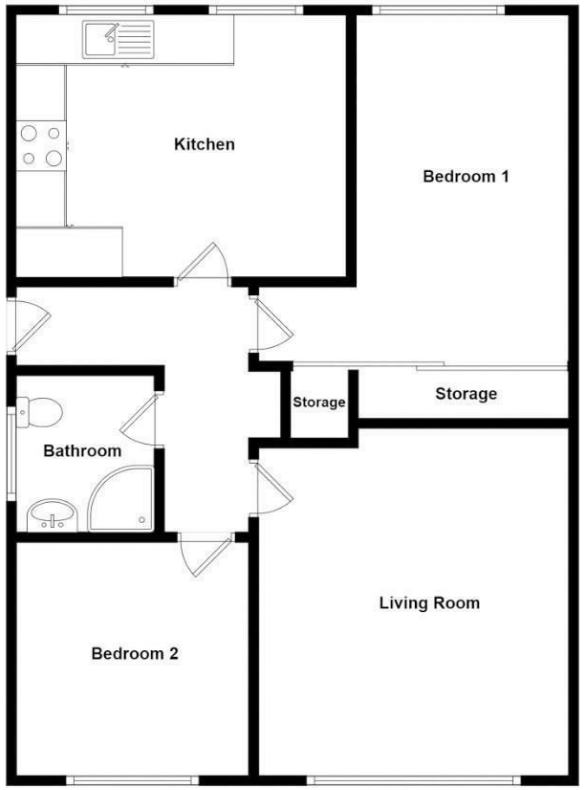







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