



**MODERN MID TERRACED VILLA WITH
LOVELY VIEWS**

GREAT SIZE KITCHEN/DINER

STYLISH FAMILY SHOWER ROOM

ALLOCATED PARKING SPACE TO REAR

SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

ELECTRIC HEATING / DOUBLE GLAZING

PRIVATE GARDENS TO FRONT & REAR



11 Stirling Court
Tillicoultry, FK13 6EX

FIXED PRICE £115,000

Entrance

Access to the property via dark wood effect composite door with decorative glazing panels.

Entrance Hallway

3' 6" x 3' 2" (1.07m x 0.96m)

Entrance hallway leading to lounge and stairs to upper level.

Lounge

14' 2" x 11' 5" (4.31m x 3.48m)

Bright, spacious lounge with two double glazed windows overlooking the front of the property and large built-in storage cupboard housing the electrics.

Kitchen/Diner

14' 8" x 9' 11" (4.47m x 3.02m)

Great size kitchen/diner with blue wall and base units, built-in electric oven, ceramic hob and extractor fan above. Fridge/freezer, washing machine and ample room for dining table and chairs. Overlooking the rear with fantastic views of the Ochil Hills and door giving access to the rear garden.

Upper Hallway

Carpeted upper hallway with additional storage cupboard, giving access to all upper accommodation.

Principal Bedroom

11' 5" x 10' 2" (3.48m x 3.10m)

Good size principal bedroom to the front of the property with built-in storage cupboard and ample room for free-standing furniture.

Bedroom 2

11' 6" x 8' 3" (3.50m x 2.51m)

Second double bedroom to the rear with lovely views and built-in double wardrobe with mirrored sliding doors.

Family Shower Room

7' 2" x 5' 9" (2.18m x 1.75m)

Modern family shower room with w.c, sink and corner shower enclosure with thermostatic shower. Obscure window to the rear and white sparkle wet wall panelling.

Heating & Glazing

The property benefits from electric heating and is fully double glazed throughout.

Gardens

Shared pathway leads to the front door entrance with private, enclosed front garden. Easily maintained rear garden which is laid with paving slabs and stone chips with views towards the Ochil Hills.

Parking

Designated parking space to the rear of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, floor coverings, blinds, curtains, curtain poles and bathroom accessories. Also included is the built-in electric oven and ceramic hob with extractor fan above, and washing machine in the kitchen.



While every effort has been made to ensure the accuracy of this floor plan, the seller does not accept any liability for errors or omissions. The floor plan is provided for information only and should not be relied upon for any legal or financial purposes. The floor plan is not to scale and is not intended to be a substitute for a professional survey. The floor plan is provided as a guide only and is not intended to be a substitute for a professional survey. The floor plan is provided as a guide only and is not intended to be a substitute for a professional survey.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.