



9, Elistoun Drive,
Tillicoultry, Clackmannanshire FK13 6NT

Offers Over £340,000

County Estates are pleased to welcome to the market this well-presented, elevated detached three bedroom family home ideally located in Tillicoultry on a generously sized plot.

The property comprises of an entrance hallway, lounge, dining room, kitchen, large principal bedroom with en-suite and walk in wardrobe and two further double bedrooms and a family bathroom. The property benefits from a garage with a large driveway with a generous front, side and rear gardens.

Tillicoultry is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including a variety of local shops, health centre and local Primary School. Leisure facilities include Tillicoultry Golf Club, a driving range, a dry ski slope and Sterling Mills Retail Outlet Centre. Tillicoultry is also close to the road and rail networks, providing easy access throughout the Central Belt and the larger cities of Stirling, Edinburgh, Glasgow and Perth.

Entrance

Entrance to the property is via a glazed wooden panelled door with a glazed side panel, leading to;

Entrance Hallway

The entrance hallway which gives access to all living accommodation, has partial original wooden flooring as you enter the property and the rest is carpeted. There is a linen cupboard and another large storage cupboard with shelving and access to the loft.

Lounge

18' 1" x 14' 8" (5.51m x 4.47m)

The bright spacious lounge is flooded with light as there is a large window and three other smaller windows, with lovely views out to the front of the property, There is a feature gas fire with stone surround which also has a storage area and room for a television, the room is carpeted and there are a few stairs that lead into the dining room.

Dining Room with Balcony

13' 2" x 11' 1" (4.01m x 3.38m)

The dining room is carpeted and has plenty of space for entertaining with a large patio door at the front which takes you to a balcony area and provides a lovely area to sit and relax and enjoy the views.

Fitted Kitchen

18' 6" x 10' 6" (5.63m x 3.20m)

The oak fitted kitchen has various wall and base units finished with complimentary work surfaces and tiled splash back. To complete the look there is brick effect tiled floor. It benefits from an induction hob, built in electric double oven, freestanding dishwasher, washing machine, and American style fridge freezer. With plenty of room for a dining table. The gas boiler is also located in the kitchen cupboard and there are two windows overlooking the rear garden and a wooden glazed door that leads to the rear garden.





Principal Bedroom

13' 0" x 10' 10" (3.96m x 3.30m)

The principal bedroom has a double glazed window overlooking the front with a smaller one to the side, it is carpeted and has space for freestanding bedroom furniture. There is a large walk in wardrobe that has been fitted with oak effect shelving and drawers with plenty of hanging space. The room also has a large en-suite bathroom.

En-suite

7' 8" x 5' 3" (2.34m x 1.60m)

The en-suite is partially tiled with a L-shaped bath, electric shower and glass shower screen, there is a white vanity unit housing the wash hand basin and wc. There is also a white heated towel rail, LED mirror and mirrored cabinet. With an opaque double glazed window to the rear of the property

Bedroom Two

11' 10" x 9' 4" (3.60m x 2.84m)

The second bedroom is carpeted with a double glazed window overlooking the front of the property, with plenty of space for freestanding bedroom furniture, the room also has a wash hand basin and a built in wardrobe with shelf and hanging rail.

Bedroom Three

11' 0" x 7' 9" (3.35m x 2.36m)

The third double bedroom is carpeted and has a double glazed window overlooking the rear of the property with a built in wardrobe with a hanging rail and a shelf.

Family Wet Room

10' 1" x 5' 5" (3.07m x 1.65m)

The large family wet room has a thermostatic rainwater shower with hand held shower head, with wet room vinyl flooring. It has been tastefully tiled with a large white vanity with drawers and plenty of storage with a wash hand basin and wc plus a storage cabinet and white heated towel rail. There is an opaque double glazed window overlooking the rear of the property.



Driveway & Garage

The garage has a power supply and leads to extra storage space, the drive has parking for several vehicles.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed.

Gardens

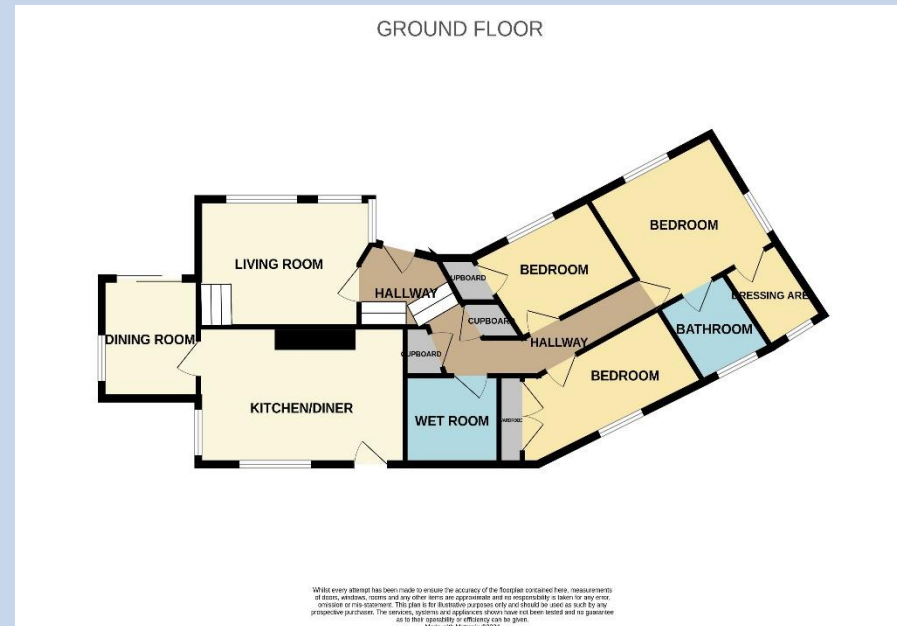
The vast private garden is mostly laid to lawn with mature trees and wraps itself around the house with a path leading to the rear of the property where there is a patio area and garden shed, and access to the balcony via steps at the side of the property. There is also a greenhouse situated at the front garden.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings and the built in induction hob, double electric oven, dishwasher, washing machine, and American Fridge Freezer. Plus the shed and greenhouse in the garden,

Negotiable Extras

All pieces of freestanding furniture situated in the property are negotiable extras.



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