



SPACIOUS END TERRACE VILLA

OPEN PLAN KITCHEN & DINING ROOM

FAMILY SHOWER ROOM

BRIGHT LOUNGE

THREE DOUBLE BEDROOMS

CARPORT, DRIVEWAY & GARAGE



5 Park Terrace
Tillicoultry, FK13 6BY

OFFERS OVER
£179,500

Entrance

Access to the property is via a black composite door with a decorative glazed panel, leading to:

Vestibule 6' 0" x 3' 9" (1.83m x 1.14m)

The bright entrance vestibule has a double glazed window to the front of the property, with an area for hanging space.

Entrance Hall 13' 3" x 6' 3" (4.04m x 1.90m)

The welcoming entrance hallway, has oak effect laminate flooring, and a large under stair storage cupboard leading to the lounge and open plan kitchen dining room.

Lounge 14' 5" x 14' 4" (4.39m x 4.37m)

The inviting lounge has oak effect laminate flooring with a double glazed window overlooking the front of the property with a feature log burner finished with stylish tiles and a slate hearth, leading directly to the dining room.

Open Plan Kitchen and Dining Room 21' 4" x 10' 7" (6.50m x 3.22m)

The modern fitted kitchen has various white gloss wall and base units, with a large kitchen island, finished off with white quartz worktop and grey metro tiles and grey effect laminate flooring throughout. Fully integrated dishwasher, fridge/freezer, microwave, washing machine, and space for a range cooker with silver extractor hood above. This leads to the open plan dining room which has plenty of space for entertaining with fitted bench seating providing storage. There are patio doors that lead onto the rear garden. A white UPVC door in the kitchen also gives access out to the rear.

Principal Bedroom 11' 11" x 9' 9" (3.63m x 2.97m)

The light principal bedroom is carpeted and has a double glazed window overlooking the rear of the property. There is a large built in wardrobe with space for freestanding furniture.

Bedroom Two 14' 0" (at widest point) x 13' 0" (4.26m x 3.96m)

The second double bedroom is carpeted and has a double glazed window overlooking the front of the property with space for freestanding bedroom furniture.

Bedroom Three 8' 9" x 7' 1" (2.66m x 2.16m)

The third bedroom is carpeted and has a double glazed window overlooking the front of the property. There is room for a single bed or it could be utilised as a study, there is also a large storage cupboard.



Family Shower Room 7' 11" x 6' 2" (2.41m x 1.88m)

The stylish family shower room with Victorian tile effect flooring, has a large black glazed shower enclosure fitted with rainwater shower, white metro tile style wetwall, grey vanity with wash hand basin, with sage metro tiles and white wc. There is a stylish grey vertical radiator and an opaque double glazed window to the rear.

Carport, Driveway & Garage

The carport, driveway and concrete garage are accessed via a private road to the rear of the property, with double gates that take you to the carport at the side of the property.

Front, Side & Rear Garden

The private front garden has a path that leads to the front and the side of the property and is laid to chips with some mature scrubs and plants, there is a gate that leads to the garden at the side and it is mostly laid to lawn, with a log store and another gate that takes you to the car port and the back garden. There is a lovely south facing decked seating area at the rear of the property. There is also access to a communal wooden garden which is shared with neighbours.

Heating & Glazing

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

Included & Negotiable Extras

Included in the sale of the property are all floor coverings and light fittings. The integrated dishwasher, fridge/freezer, microwave, washing machine and extractor hood. The fitted seating area in the dining room. The feature log burner in the lounge. The log store in the garden (logs are not included). The dual fuel range cooker is a negotiable extra.

