



1, Scotland Place,
Tillicoultry, Clackmannanshire FK13 6BH

Offers Over £149,950

County Estates are delighted to be marketing this exceptional three bedroom lower conversion ideally situated in Tillicoultry providing a lovely view of the Ochil Hills.

This fantastic family home has been beautifully maintained and upgraded throughout to a high standard whilst retaining the traditional character features including high ceilings and cornicing. This deceptively spacious property comprises of; a traditional welcoming entrance hallway, lounge, breakfasting kitchen, three double bedrooms, master en-suite and a family bathroom. The property further benefits from a garage and a low maintenance rear garden.

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

Access to the property is via a private entrance door leading to:

Entrance Hallway

 19' 10" x 5' 3" (6.04m x 1.60m)

A beautiful, welcoming entrance hallway with carpeted flooring, traditional high ceilings and cornicing, two storage cupboards, one of which is a walk-in size housing the boiler. Access is given to the lounge, master bedroom and inner hallway.

Lounge

 12' 6" x 11' 7" (3.81m x 3.53m)

The lounge has been carpeted and provides neutral décor with a stunning feature log burning fire with brick surround. There is a patio door leading out to the rear. The lounge leads on to the kitchen.

Kitchen

13' 1" x 9' 1" (3.98m x 2.77m)

The generously sized modern breakfasting kitchen has been fitted with a good range of wall and base units, complimentary worktops, splashback and laminate flooring. There is an integrated electric oven, four burner gas hob, washing machine, fridge and freezer. There is also space for a microwave. The kitchen further benefits from a breakfast bar with space for two seats, ceiling spotlights, under counter LED lighting, a large window overlooking the rear and a door providing access to the rear garden.

Principal Bedroom

 12' 5" x 11' 8" (3.78m x 3.55m)

The principal bedroom has been tastefully decorated and provides carpeted flooring, a double glazed window overlooking the front of the property, a shelved storage cupboard and ample space for freestanding furniture. There is also a stylish en-suite shower room.

En-Suite

10' 10" x 2' 8" (3.30m x 0.81m)

The stylish en-suite has been fully tiled and provides a shower enclosure with double shower, wc and grey vanity with wash hand basin. There is also an illuminated mirror, black heated towel rail and ceiling spotlights.





Inner Hallway

The inner hallway provides a shelved storage cupboard and gives access to bedroom two, three and the family bathroom.

Bedroom Two 9' 10" x 11' 10" (2.99m x 3.60m)

Bedroom two is a good sized double room providing carpeted flooring, two double glazed windows overlooking the front of the property and has been fully fitted with ample storage including two double wardrobes and drawers. The electrics are housed in one of the wardrobes.

Bedroom Three 10' 9" x 9' 7" (3.27m x 2.92m)

Bedroom three is currently being used as a snug however is the perfect space for a double bedroom. It provides carpeted flooring, double fitted wardrobes and a window overlooking the side of the property.

Family Bathroom 7' 9" x 6' 9" (2.36m x 2.06m)

The modern family bathroom has been fully tiled with stunning porcelain tiles and provides a bath with overhead double shower, wc and grey vanity with wash hand basin. There is also an illuminated mirror, grey storage unit, black heated towel rail and ceiling spotlights.

Garden

To the rear is a good sized low maintenance garden with a monoblocked patio area. There is a garden shed for storage and a communal drying green. The garden enjoys lovely views of the Ochil hills. The property further benefits from a single garage.

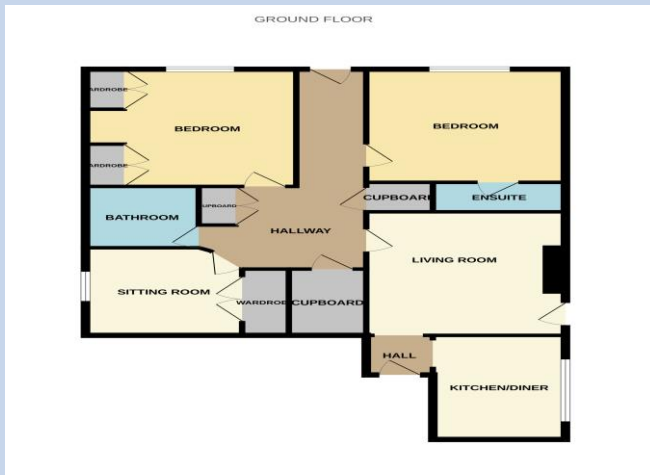


Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains curtain poles and light fittings. The electric oven, gas hob and integrated washing machine, fridge and freezer. The log burning stove in the lounge and the shed in the rear garden.

Home Report

To view this home report please email us on:
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