



21, Marshall Way, Tullibody,
Clackmannanshire FK10 2GA

OFFERS OVER £267,000

County Estates welcome to the market 21 Marshall Way, Tullibody.

Beautifully presented detached villa situated in the popular residential area within the town of Tullibody.

Spacious family home comprising of: Bright lounge, dining room/family sitting room, w.c and fitted dining kitchen. On the upper level there are four good size bedrooms (principal with en-suite shower room) and a modern bathroom completes the accommodation on offer. The property benefits from a private front and rear garden with driveway and single garage.

Tullibody provides excellent educational facilities ranging from nurseries to primary and secondary schools. Benefiting from a variety of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road network providing easy travelling throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property via a grey wooden door with glazed panels. Leading to:

Entrance Hallway

14' 1" x 2' 11" (4.29m x 0.89m)

Welcoming entrance hallway with laminate flooring and under stair storage cupboard. Access to lounge, w.c, kitchen/diner, dining room and staircase to upper level.

Dining room/Sitting room

10' 4" x 8' 6" (3.15m x 2.59m)

Dining room overlooking the front of the property with laminate flooring and electric fire with cream fireplace. Currently utilised as a family sitting room by the current owners.

Lounge

14' 4" x 12' 0" (4.37m x 3.65m)

Bright, spacious lounge with French doors leading to the rear garden, laminate flooring and traditional wood burning stove.

Dining Kitchen

15' 3" x 8' 6" (4.64m x 2.59m)

Fully fitted dining kitchen with a good range of beech effect wall and base units and contrasting black worktops. Built-in oven, gas hob, extractor fan above and dishwasher. Space for washing machine, fridge/freezer and dining table and chairs. Partially tiled with tiled flooring, window overlooking the rear garden, door leading to the side of the property and French doors leading to the dining room.

W.C

3' 3" x 2' 6" (0.99m x 0.76m)

Downstairs w.c with wash hand basin, w.c and obscure window to the front of the property.

Upper Hallway

Carpeted upper hallway with two storage cupboards. Access to all upper accommodation and loft.

Principal Bedroom

13' 2" x 10' 10" (4.01m x 3.30m)

Generous size principal bedroom overlooking the front of the property with carpeted flooring, ceiling fan, built-in triple wardrobe and benefitting from an en-suite shower room.





En-Suite

4' 1" x 4' 1" (1.24m x 1.24m)

En-suite shower room with w.c, wash hand basin and separate shower enclosure with electric shower and obscure window to the side.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

Second double bedroom to the rear with carpeted flooring and ample room for free-standing furniture.

Bedroom 3

11' 5" x 7' 11" (3.48m x 2.41m)

Third double bedroom to the front with carpeted flooring and room for free-standing wardrobe

Bedroom 4

10' 8" x 7' 9" (3.25m x 2.36m)

Fourth bedroom to the rear with large free-standing wardrobes with mirror sliding doors and carpeted flooring.

Family Bathroom

6' 0" x 5' 9" (1.83m x 1.75m)

Modern, family bathroom with white three piece suite and thermostatic shower over the bath. Wet wall panelling, wall mounted cabinet and chrome bathroom accessories.



Heating & Glazing

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

Gardens

Private front garden which is laid to lawn with stone chipped borders and plants and shrubs. Lovely, rear garden which is fully enclosed and mainly laid with paving slabs for ease of maintenance with an array of trees and plants and stone chipped garden borders.

Driveway & Garage

Tarred driveway to the front of the property provides off-street parking for two vehicles and leads to the single garage with power and lighting.

Included Extras

Included in the sale of the property are all carpets and floor coverings, blind, various curtains and curtain poles, light fittings and bathroom accessories. Built-in oven, gas hob with extractor fan above and dishwasher in the kitchen. Also free-standing wardrobe in bedroom 4 and wooden garden shed.

Negotiable Extras

The negotiable extra in the property is the traditional wood burning stove in the lounge.



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