



38, LEDI AVENUE, CAMBUS PARK,
TULLIBODY

OFFERS OVER £227,500

County Estates are delighted to present to the market this modern detached villa, which has been finished to a high standard, situated in the popular residential area of Cambus Park within the town of Tullibody.

This ideal family home in move in condition comprises of entrance hallway, bright spacious lounge, modern family kitchen/diner, utility room, downstairs w.c.. On the upper level there is three good sized bedrooms and a family bathroom. Well maintained gardens to the front and rear of the property and single garage with driveway.

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

Entrance to the property is via a white glazed UPVC door, leading to;

Entrance Hallway

13' 11" x 5' 7" (4.24m x 1.70m)

Welcoming entrance hallway with oak effect laminate flooring, giving access to the lounge, family kitchen/diner and upper living accommodation. There is a storage cupboard that houses a new fuse box.

Lounge

13' 7" x 11' 2" (4.14m x 3.40m)

Bright, spacious lounge which is finished to a high standard with decorative wall panelling and a large double glazed picture window overlooking the front of the property and oak effect laminate flooring.

Family Kitchen/Dining Room

17' 4" x 10' 11" (5.28m x 3.32m)

Stunning, modern German fitted kitchen with alabaster handle-less soft close base units and complimentary solid oak worktops with elegant green tiles, upper oak shelves complete the look. Built in electric hob, oven, extractor hood and integrated dishwasher and freestanding fridge/freezer. Modern sink with adjustable tap. Room for large dining table with fixed storage seats under the

window. Storage pantry and downlights. Double glazed window that overlooks the rear of the property and patio doors that lead to the rear garden.

Utility room

7' 9" x 5' 0" (2.36m x 1.52m)

The utility room is accessed via the kitchen with the same German kitchen units, solid oak work top, complimentary green tiles and oak effect laminate flooring. Space for a washing machine. Double Glazed window overlooking the rear of the property and white UPVC door leading to the rear garden. Gives access to downstairs W.C.

Downstairs W.C.

5' 9" x 2' 5" (1.75m x 0.74m)

White wash hand basin, w.c, oak effect laminate flooring and cupboard that houses the boiler.

Upper Hallway

Upper hallway is carpeted and gives access to three good sized bedrooms, stylish family bathroom and access to the loft, there is also a large linen cupboard. A double glazed window overlooks the side of the property.





Principal Bedroom

12' 5" x 9' 1" (3.78m x 2.77m)

Bright, spacious principal bedroom is carpeted and has a large walk in storage cupboard with ample space for freestanding bedroom furniture. Double glazed window overlooking the front of the property.

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)

Second good size double bedroom with space for freestanding bedroom furniture, storage cupboard, carpeted flooring and a double glazed window overlooking the rear of the property.

Bedroom Three

9' 1" x 8' 11" (2.77m x 2.34m)

Bedroom three is carpeted, with a double glazed window overlooking the front of the property.

Family Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Stylish family bathroom, partially tiled with w.c., wash hand basin and white vanity unit, L-shaped bath with thermostatic rainfall shower head and shower screen. Black heated towel rail. Single glazed windows overlooking the side and the rear of the property.

Gardens

Well maintained front garden which is laid to lawn with path leading to the entrance of the property. A paved path to the side of the property gives access to the rear garden. Fully enclosed rear garden with a large area laid to lawn and decked seating area. Large garden shed.

Driveway and Garage

Paved driveway with room for one vehicle and single garage with power supply.



Included Extras

Included extras in the sale of the property are all floor coverings, light fixtures and built in gas hob, electric oven, extractor hood, integrated dishwasher. Garden shed.

Negotiable Extras

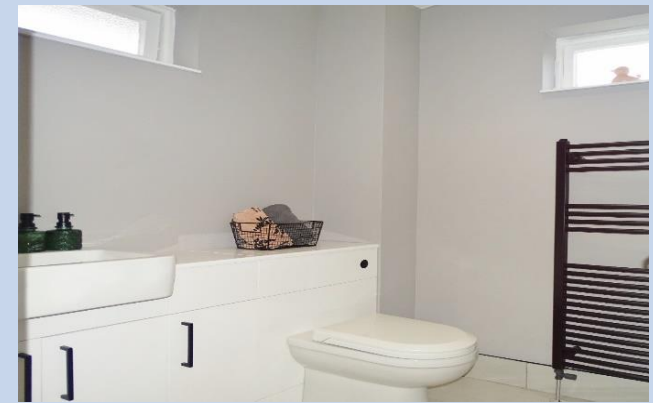
All furniture at the property is a negotiable extra.

Heating and Glazing

The property benefits from gas central heating and double glazing.

Home Report

To view the home report please contact us on admin@county-estates.net



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