



41, Willison Crescent,  
Tillicoultry, Clackmannanshire FK13 6NZ

Offers Over £238,000

County Estates are pleased to bring to the market 41 Willison Crescent, Tillicoultry.

This beautifully presented detached villa offers flexible family accommodation formed over two levels comprising of; an entrance vestibule, wc, front facing lounge, modern kitchen, family room, conservatory, three bedrooms with storage, principal with en-suite and a family bathroom. The property further benefits from a fully enclosed rear garden, private driveway and garage.

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 white UPVC door with decorative glazing panel. Leading to:

### Entrance Vestibule

The welcoming entrance vestibule provides laminate flooring, access to the wc and all lower accommodation.

**W.C** 5' 1" x 2' 9" (1.55m x 0.84m)

The wc has been partially tiled and provides a sink, wc and an opaque window.

**Lounge** 14' 1" x 11' 11" (4.29m x 3.63m)

The spacious lounge provides laminate flooring, a feature gas fire with a beautiful marble effect surround with feature lighting and a large double glazed window overlooking the front of the property. Internal glazed French doors lead to the rear hallway.

### Rear Hallway

The rear hallway provides a large under-stair cupboard and access on to the kitchen, family room, conservatory and stairs to the upper level.

### Kitchen

9' 3" x 8' 5" (2.82m x 2.56m)

The modern kitchen has been fitted with a good range of white high gloss wall and base units with complimentary worktops, splashbacks and flooring. There is an integrated double electric oven with gas hob, microwave and fridge/freezer. There is also space for an under-counter washing machine. There is a window overlooking the rear garden and access out via an external door.

### Family Room

8' 7" x 7' 3" (2.61m x 2.21m)

This lovely space is currently being used as a family room however, it could also be utilised as a dining area. It provides laminate flooring and access on to the conservatory.

### Conservatory

10' 11" x 6' 2" (3.32m x 1.88m)

The conservatory provides a versatile space with a flow of natural light overlooking the rear garden.

### Upper Hallway

The upper hallway provides carpeted flooring, a storage cupboard which houses the boiler and gives access to all accommodation.





**Principal Bedroom** 11' 1" x 10' 1" (3.38m x 3.07m)

The spacious principal bedroom provides carpeted flooring, triple fitted wardrobes with sliding doors, space for additional freestanding furniture, a window overlooking the front of the property and further benefits from an en-suite shower room.

**En-Suite** 5' 2" x 4' 8" (1.57m x 1.42m)

The en-suite has been partially tiled and provides a wash hand basin, w.c and shower cubicle.

**Bedroom Two** 10' 4" x 8' 9" (3.15m x 2.66m)

Bedroom two is a good sized double bedroom providing carpeted flooring, double fitted wardrobes with sliding doors and a window overlooking the front of the property.

**Bedroom Three** 9' 8" x 7' 2" (2.94m x 2.18m)

Bedroom three provides carpeted flooring, double fitted wardrobes with sliding doors and a window overlooking the rear garden.

**Family Bathroom** 8' 5" x 5' 11" (2.56m x 1.80m)

The stylish family bathroom has been fully tiled and provides a P shaped bath with overhead shower, wc and sink with vanity unit. There is a storage cupboard, ceiling spotlights, a heated towel rail and a large LED mirror.

**Gardens, Driveway & Garage**

The property provides a private low maintenance front garden with a lawn and steps leading to the entrance. There is a large monoblocked driveway providing off-street parking. The property further benefits from a single garage with electric door, power and lighting. To the rear is a fully enclosed tiered garden providing a lawn, drying area and two paved patio areas. There is also a large wooden shed for storage. The rear garden can also be accessed from a gate at the front of the property.

## Heating & Glazing

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

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. The integrated electric oven and gas hob, fridge/freezer and microwave. The fire & fire place in the lounge and the wooden shed in the garden.

## Home Report

To view this home report please email us on:  
[admin@county-estates.net](mailto:admin@county-estates.net)



County Estates (Scotland) Ltd Office  
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR  
[admin@county-estates.net](mailto:admin@county-estates.net)  
[www.county-estates.net](http://www.county-estates.net)