



SPACIOUS SEMI DETACHED VILLA

LOUNGE

TWO GOOD SIZE DOUBLE BEDROOMS

GARDENS TO FRONT & REAR

POPULAR RESIDENTIAL AREA

DINING KITCHEN

FAMILY BATHROOM

LARGE DRIVEWAY & GARAGE



35 Delphwood Crescent
Tullibody, FK10 2TP

OFFERS OVER
£124,500

Entrance

Entrance to the property via a dark blue composite door with opaque glazing. Leading to:

Entrance Hallway

3' 11" x 3' 1" (1.19m x 0.94m)

Carpeted entrance hallway with small cupboard housing the electrics, window to the side and access to the lounge and staircase to upper level.

Lounge

13' 10" x 12' 4" (4.21m x 3.76m)

Bright, spacious lounge with large double glazed window overlooking the front of the property, carpeted flooring and modern, wall mounted electric fire. Access to dining kitchen.

Dining Kitchen

17' 5" x 8' 7" (5.30m x 2.61m)

Modern dining kitchen with a good range of cream wall and base units with contrasting worktops. Built-in oven, microwave and ceramic hob with space for washing machine, fridge and freezer. There is a large walk-in storage cupboard, ample room for dining table and chairs, window overlooking the rear garden and door leading to the side of the property.

Upper Hallway

Carpeted upper hallway with further window to the side, access to all upper accommodation and loft.

Principal Bedroom

13' 10" x 9' 3" (4.21m x 2.82m)

Generous size principal bedroom with two windows overlooking the front of the property, carpeted flooring and benefitting from two built-in wardrobes.

Bedroom 2

10' 9" x 8' 8" (3.27m x 2.64m)

Second good size double bedroom to the rear with carpeted flooring, two built-in double wardrobes and two further storage cupboards (one of which houses the boiler).

Family Bathroom

6' 8" x 5' 2" (2.03m x 1.57m)

Fully tiled family bathroom with white three piece suite and electric shower over the bath. Opaque window to the rear and chrome bathroom accessories.

Heating & Glazing

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

Gardens

Private front garden which is laid with decorative stone chips for ease of maintenance. Fully enclosed rear garden which again has been designed to be easily maintained with decorative stone chips and paved seating areas.

Driveway & Garage

Paved and chipped driveway to the side of the property provides off street parking for 2/3 vehicles and leads to the single detached garage.

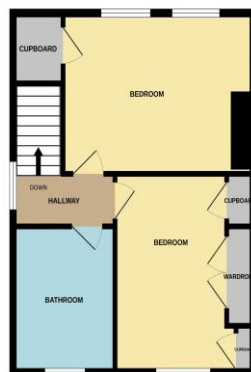
Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, curtains and blinds. Built-in oven, microwave and ceramic hob.



GROUND FLOOR

1ST FLOOR



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.