



WELL PRESENTED END TERRACE VILLA

TWO GOOD SIZED DOUBLE BEDROOMS

FULLY FITTED MODERN KITCHEN

GENEROUSLY SIZED END TERRACED PLOT

LOUNGE/DINING AREA

PRIVATE FRONT AND REAR GARDENS



11 Elmwood Avenue
Tillicoultry, FK13 6QD

Offers Over £132,500

Entrance

Access to the property is gained via a white UPVC door with a glazed decorative panel leading to:

Entrance Vestibule

The welcoming entrance vestibule provides laminate flooring, a storage cupboard housing the boiler & electrics and gives access to all accommodation.

Lounge/Dining Area *18' 1" x 11' 3" (5.51m x 3.43m)*

The bright spacious lounge/dining area provides laminate flooring, a large double glazed window overlooking the front of the property, a beautiful log fire as a feature point and French Doors leading out to the rear garden. These doors were replaced in 2022 and have a 10 year warranty.

Kitchen *8' 10" x 7' 4" (2.69m x 2.23m)*

The stylish kitchen has a good range of white wall and base units with complementary worktops, tiles and flooring. There is an integrated gas hob, electric oven, washing machine and fridge/freezer. The kitchen further benefits from ceiling spotlights, a double glazed window overlooking the rear and a white UPVC door gives access to the garden.

Upper Hallway

The upper hallway provides carpeted flooring leading on to all accommodation and gives access to the loft which has been partially floored.

Principle Bedroom *15' 9" x 8' 9" (4.80m x 2.66m)*

The generously sized principle bedroom provides carpeted flooring, a large double glazed window overlooking the front of the property, a shelved storage cupboard and ample space for freestanding furniture.

Bedroom Two *11' 5" x 8' 9" (3.48m x 2.66m)*

Bedroom two is a good sized double bedroom providing carpeted flooring, a double glazed window overlooking the rear of the property and ample space for freestanding furniture.

Shower Room *5' 1" x 5' 10" (1.55m x 1.78m)*

The family shower room has been partially fitted with wet wall and provides tiled flooring, a fully enclosed shower cubicle with an electric shower, wc and a wash hand basin with a white vanity unit. There is also a small mirrored cabinet and an opaque double glazed window overlooking the rear of the property.

Gardens & Driveway

The private front garden is mainly laid to lawn with a stone chipped path leading to the front entrance door and gate to the rear. There is a large monoblocked driveway which can accommodate several vehicles. A paved path leads to the rear of the property where there are fully enclosed gardens to both the side and rear, mainly laid to lawn with a slabbed patio area. There is also a large wooden shed for storage and a log store.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed. The windows were replaced in 2021 and there is a 10 year warranty with these.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings and curtain poles. The fire in the living room, all integrated appliances in the kitchen and the wooden shed and log store in the garden.

Additional Information

The current owners had the roof retiled and the property re-rendered in August 2023. The windows were replaced in 2021 and the French Doors in the living room were 2022. There are 10 year warranties for both the windows and the doors.

