



MID TERRACE VILLA

DINING KITCHEN WITH FRENCH DOORS

TWO DOUBLE BEDROOMS & ONE SINGLE

BRIGHT SPACIOUS LOUNGE

PRIVATE DRIVEWAY

SOUTH FACING REAR GARDEN



56 Auld Kirk Road
Tullibody, FK10 2TG

Offers Over £149,995

Entrance

Entrance to the property is via a external part glazed hardwood door. Leading to;

Entrance Vestibule

The entrance vestibule gives access to the W.C and on to all accommodation.

Lounge 15' 11" x 10' 7" (4.85m x 3.22m)

The bright spacious lounge features carpeted flooring, a feature ornate fireplace with marble effect hearth and flame effect fire and a double glazed window to the front with lovely views of the Ochil hills. The lounge leads on to the kitchen and the open plan staircase gives access to the upper level.

Dining Kitchen 13' 8" x 8' 8" (4.16m x 2.64m)

The kitchen has been fully fitted with a range of wall and base units, beechwood effect worktops and partially tiled splashback. There is an integrated gas hob and electric oven with space for an under-counter washing machine and a freestanding fridge freezer. The kitchen further benefits from ample space for a dining table, an under-stair storage cupboard and french doors leading out to the rear garden.

WC 5' 6" x 2' 8" (1.68m x 0.81m)

The W.C has been fully tiled and comprises of a toilet and wash hand basin.

Upper Hallway

The upper hallway gives access to the bedrooms, family bathroom and loft which has been partially floored with a Ramsay ladder.

Principal Bedroom 13' 8" x 9' 0" (4.16m x 2.74m)

The spacious principal bedroom provides carpeted flooring, a built in storage cupboard with shelving, ample space for freestanding furniture and a window overlooking the front of the property with lovely views of the Ochil hills.

Bedroom Two 10' 6" x 7' 7" (3.20m x 2.31m)

Bedroom two is another double bedroom providing carpeted flooring and a double glazed window overlooking the rear of the property.

Bedroom Three/Study 7' 4" x 5' 8" (2.23m x 1.73m)

Bedroom three is the perfect space for either a single bedroom or a study.

Family Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)

The family bathroom has been fully tiled and provides a three piece white bathroom suite with overhead Mira electric shower.

Gardens & Driveway

The property provides an easily maintained front garden with a driveway providing off road parking for one vehicle, decorative stone chips under the front window and an outside built in storage unit. To the rear is a fully enclosed south facing garden with an area laid to lawn, a paved patio section and a wooden garden shed.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds, curtain poles/rails, a selection of light fitments, the integrated oven and hob, fireplace and the wooden shed.

Additional Information

Please be advised that there is a factor fee at this property. The anticipated cost for 2024/2025 is £212.37. This is for the maintenance of communal areas & the playpark.

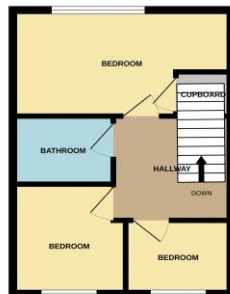
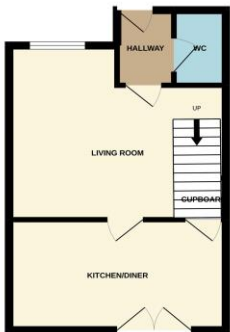
Heating and Glazing

The property benefits from a condensing boiler gas central heating system and double glazing throughout.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and does not constitute an offer. All dimensions are approximate and may vary without notice. As in every situation of efficiency can be given. Home and Leisure 2024

MONEY LAUNDERING REGULATIONS 2003

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.