



SPACIOUS END TERRACED VILLA

LOUNGE WITH FANTASTIC VIEWS

THREE BEDROOMS

GARDENS TO FRONT & REAR

CLOSE TO ALL LOCAL AMENITIES

KITCHEN

SHOWER ROOM

ON-STREET PARKING



116 Jamieson Gardens
Tillicoultry, FK13 6EP

OFFERS OVER
£119,995

Entrance

Access is to the side of the property via dark hardwood door with opaque glazed panel. Leading to:

Entrance Hallway

7' 5" x 5' 11" (2.26m x 1.80m)

Carpeted entrance hallway with built-in storage cupboard. Access to lounge, family shower room and staircase to the upper level.

Lounge

14' 7" x 12' 6" (4.44m x 3.81m)

Bright, spacious lounge with large double glazed window overlooking the front of the property with fantastic views of the Ochil Hills. Gas fire, carpeted flooring and access to kitchen.

Kitchen

13' 11" x 6' 6" (4.24m x 1.98m)

Good size kitchen to the rear which is a blank canvas allowing you to put your own stamp on it with plenty of space for free standing appliances and door leading to the rear garden.

Family Shower room

6' 8" x 4' 6" (2.03m x 1.37m)

Partially tiled shower room with wash hand basin, w.c and separate shower enclosure with electric shower. Opaque window to the side and chrome accessories.

Upper Hallway

Carpeted upper hallway with window overlooking the side and rear of the property. Access provided to all upper accommodation and loft.

Principal Bedroom

11' 6" x 11' 4" (3.50m x 3.45m)

Generous size principal bedroom with carpeted flooring, built-in storage cupboard housing the hot water tank and large double glazed window to the front with lovely views.

Bedroom 2

12' 7" x 9' 8" (3.83m x 2.94m)

Second good size double bedroom to the rear with carpeted flooring and ample room for free-standing furniture.

Bedroom 3

7' 6" x 5' 11" (2.28m x 1.80m)

Single bedroom to the rear with carpeted flooring.

Gardens

Private front garden with mature plants and shrubs and a paved pathway leading to the side door entrance and continuing to give access to the rear garden. Private rear garden which is easily maintained with paving slabs and a further lawn area with drying poles.

Heating & Glazing

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

Parking

On-street parking is available to the front of the property.

Included Extras

Included in the sale of the property are all carpets and floor coverings, blind, light fittings and bathroom accessories.



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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.