



**PRIMROSE PROPERTIES**

**5 Robert Dick Court  
Tullibody, FK10 2BP**



## **OFFERS OVER £264,995**

Well maintained detached bungalow situated within popular village of Tullibody.

The property comprises: entrance hallway, open plan lounge/dining room, modern fitted kitchen, three double bedrooms (master en-suite) and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front, side and rear garden. A chipped driveway leading to the single integral garage provides off street parking.

Tullibody is a former mining town approx. 2 miles from Alloa and 4 miles from the city of Stirling. There is a small shopping centre with several shops, post office, pharmacy, medical centre, restaurant and pub. There are various educational facilities offering nursery, primary and secondary schools. The Civic centre hosts various leisure activities with a games/function hall and outdoor pitches. For commuting, bus routes service Tullibody into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides links into Glasgow, Edinburgh and Perth.

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**Entrance Hallway** 12' 8" x 4' 6" (3.86m x 1.37m)

Entrance hallway with carpeted flooring, two standard light fitments and one single radiator. Built-in storage cupboard. Access to all rooms.

**Lounge** 14' 5" x 12' 5" (4.39m x 3.78m)

Spacious lounge with carpeted flooring, feature light fitment, one large double and one small double radiators. Wooden fire place with electric fire. Large double glazed window to the front of the property. Open plan through to dining area.

**Dining Room** 13' 4" x 9' 1" (4.06m x 2.77m)

Dining room with carpeted flooring, feature light fitment and one double radiator. Two double glazed windows to the rear of the property. Open plan to lounge.

**Kitchen** 13' 6" x 8' 1" (4.11m x 2.46m)

Modern kitchen fully fitted with white glossy wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated five ring gas hob with stainless steel extractor hood above. Built-in electric oven and microwave. Integrated dishwasher and fridge/freezer. Wood effect laminate flooring, six down lighter spotlights, under unit lighting and large single radiator. Double glazed window overlooking the rear garden. A white UPVC door gives access out to the rear gardens.

**Master Bedroom** 13' 2" x 8' 7" (4.01m x 2.61m)

Master bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in double wardrobe. Double glazed window to the rear of the property. Access to en-suite.

**En-suite** 6' 0" x 3' 7" (1.83m x 1.09m)

En-suite painted with some wet wall panelling comprising of a white w.c., sink and shower cubicle with wall mounted electric shower. Vinyl flooring, standard light fitment and white heated towel rail.

**Bedroom 2** 13' 1" x 8' 1" (3.98m x 2.46m)

Second double bedroom with carpeted flooring, standard light fitment and large single radiator. Built-in wardrobe with mirror sliding doors. Double glazed window to the rear of the property.

**Bedroom 3** 11' 5" x 8' 6" (3.48m x 2.59m)

Third bedroom with carpeted flooring, standard light fitment and large single radiator. Space for free standing bedroom furniture. Three panel double glazed window to the front of the property,

**Family Bathroom** 7' 6" x 4' 8" (2.28m x 1.42m)

Family bathroom fully tiled comprising of a white w.c., sink and P shaped bath with wall mounted shower of the mixer tap. Vinyl flooring, feature light fitment and one small double radiator. Built-in airing cupboard. Opaque double glazed window to the front of the property.

**Heating and Glazing**

The property is heated by a gas central heating system and is fully double glazed throughout.

**Gardens**

The front garden is mainly laid to lawns with some small plants and shrubs. A gate gives access to the side which has a raised bed with some plants and shrubs. The rear garden is tiered and is mainly laid with chips for easy maintenance.

**Garage and Parking**

There is an integral garage and chipped driveway providing off street parking.

**Extras Included**

Included in the sale of the property are all floor coverings, light fitments, curtain poles, blinds, integrated kitchen appliances, bathroom accessories and garden shed.





Approximate Gross Internal Area = 87.9 sq m / 946 sq ft

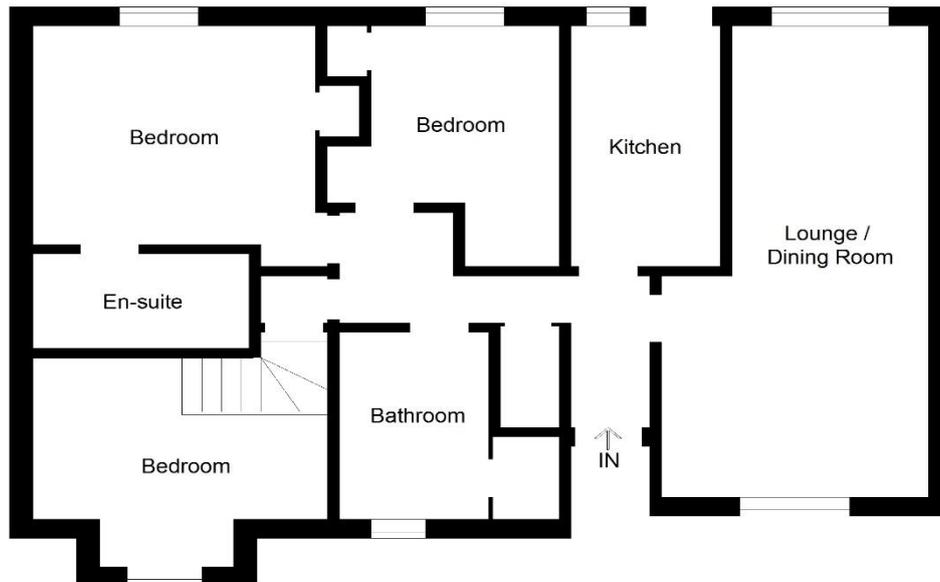


Illustration For Identification Purposes Only. Not To Scale (ID:1060360 / Ref:87450)

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Potential               |
| Very energy efficient - lower running costs |                         |
| (92+) <b>A</b>                              |                         |
| (81-91) <b>B</b>                            | 85                      |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | 68                      |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
|                                                                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92+) <b>A</b>                                                  |                         |
| (81-91) <b>B</b>                                                | 82                      |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                | 64                      |
| (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |

**Viewings**  
 By appointment through Primrose Properties  
 01259 222950  
 sales@primrose-properties.co.uk

**Opening Hours**  
 Mon – Fri 9am-5pm  
 Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

