

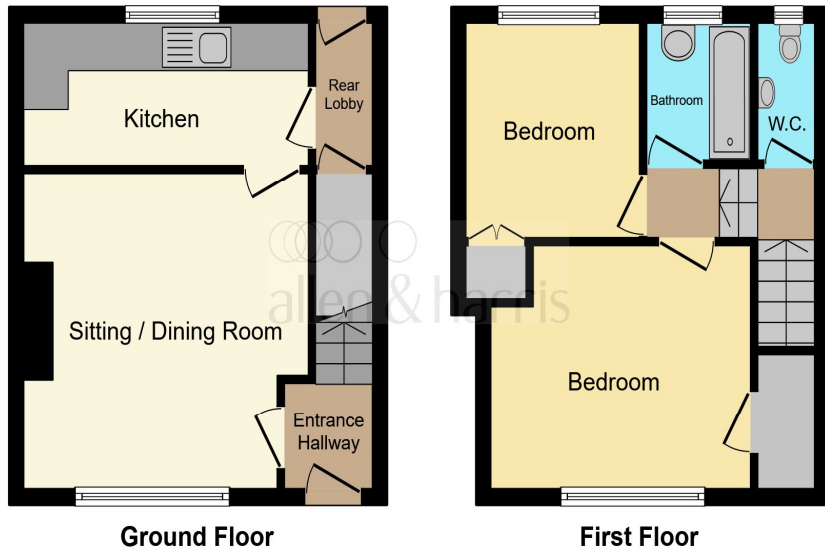


Stoneyacre, Tillicoultry, FK13 6DD

welcome to

Stoneyacre, Tillicoultry

A charming & deceptively spacious, two bedroom mid-terrace house which offers well-proportioned accommodation, plus a driveway & rear garden. The property is ideally situated in a popular residential area & viewing is highly recommended to truly appreciate all that this lovely home has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



The accommodation initially comprises of an entrance hallway, with stairs leading to the upper floor. Immediately drawing you in is the spacious Sitting / Dining Room, which is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst benefiting from a large window to the front aspect which allows a wealth of natural light into the room. Conveniently situated off the Sitting / Dining Room is the modern Kitchen, which is certainly one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops; the Kitchen provides convenience & ample storage. There is also a rear Lobby, located off the Kitchen, which provides handy access out to the rear garden.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The 2 Bedrooms are both well-proportioned & both also benefit from in-built storage. Concluding the accommodation on offer is a Bathroom, comprising of a bath & wash hand basin; there is a separate WC with wash hand basin, on this level too.

The home is well-presented throughout; whilst handy & practical storage provisions can be found throughout the property.

Externally there is a driveway to the front of the property providing off road parking, whilst the rear garden is a real stand-out feature, with a large patio seating area, lawn & shrubs/borders.

Tillicoultry is a popular village situated to the east of Stirling which offers fabulous views to the Ochil Hills. Local facilities are available in the village including banking, shops, health centre & primary schooling. Major shops & railway links are available in Alloa & Stirling. The M9 & M80 are within easy striking distance & offer commuter access to Glasgow, Perth & Edinburgh.

Ground Floor

Entrance Hallway

Sitting / Dining Room

13' 4" max x 13' 1" max (4.06m max x 3.99m max)

Kitchen

13' x 5' 10" (3.96m x 1.78m)

Rear Lobby

Upper Floor

Bedroom

9' exc wardrobe x 7' 11" (2.74m exc wardrobe x 2.41m)

Bedroom

11' 11" exc wardrobe x 10' 6" max (3.63m exc wardrobe x 3.20m max)

Bathroom

WC



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welcome to

Stoneyacre, Tillicoultry

- Mid terrace house
- Spacious Sitting / Dining Room
- Modern Kitchen
- 2 Bedrooms
- Bathroom & separate WC

Tenure: Freehold EPC Rating: C

offers over

£90,000



view this property online [allenandharris.co.uk/Property/STI110150](https://www.allenandharris.co.uk/Property/STI110150)

Please note the marker reflects the postcode not the actual property



Property Ref:
STI110150 - 0002

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