



SPACIOUS MID TERRACED VILLA

MODERN FITTED KITCHEN

SHOWER ROOM

SPACIOUS LOUNGE WITH PATIO DOORS

TWO DOUBLE BEDROOMS

GENEROUSLY SIZED REAR GARDEN



86 Jamieson Gardens
Tillicoultry, FK13 6EP

FIXED PRICE
£129,500

Entrance

Access to the property is via a white UPVC door, leading to:

Entrance Hallway

Carpeted entrance hallway with a large built-in storage cupboard. Access to lounge, kitchen and staircase to the upper level.

Lounge

15' 5" x 12' 5" (4.70m x 3.78m)

The bright spacious lounge has been carpeted and provides a large double glazed window overlooking the front of the property and patio doors leading to the rear garden.

Kitchen

10' 6" x 8' 1" (3.20m x 2.46m)

The modern kitchen is fitted with a good range of grey wall and base units, complimentary worktops, splashback and flooring. There is an integrated induction hob, electric oven, fridge/freezer, washing machine and tumble drier. The kitchen further benefits from ceiling spotlights, space for a dining table and access out to the rear garden.

Upper Hallway

The split level upper hallway provides carpeted flooring, access to all upper accommodation and the loft which has been partially floored.

Principal Bedroom

15' 6" x 9' 5" (4.72m x 2.87m)

The generously sized principal bedroom provides carpeted flooring, dual aspect windows and double fitted wardrobes housing the water tank. There is also ample space for freestanding furniture.

Bedroom Two

16' 0" x 8' 3" (4.87m x 2.51m)

Bedroom two is a good sized double with carpeted flooring, ample space for freestanding furniture and a large double glazed window overlooking the rear garden with beautiful views of the Ochil hills.

Shower Room

6' 3" x 4' 10" (1.90m x 1.47m)

Fully tiled family shower room with wash hand basin with vanity drawers, w.c, corner shower enclosure with electric shower and opaque window to the front of the property.

Gardens & Driveway

The low maintenance front garden is fully enclosed with stone chips and a paved pathway leading to the front entrance door. The rear garden can be accessed via the shared close. To the rear is a generously sized fully enclosed garden which enjoys wonderful views of the Ochil hills. The property further benefits from a large private driveway to the rear.

Heating & Glazing

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

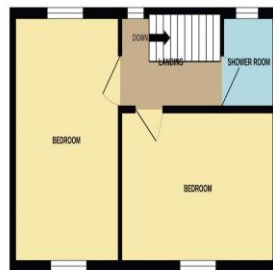
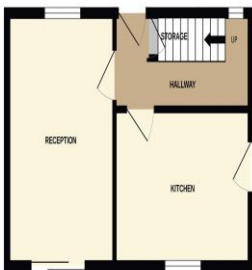
Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains, curtain poles and light fittings. The electric induction hob and cooker, the integrated fridge/freezer, washing machine and tumble drier.



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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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.