



39, Ann Street
Tillicoultry, Clackmannanshire FK13 6NN

OFFERS OVER £167,500

County Estates are pleased to bring to the market this well presented semi-detached villa ideally situated in a quiet residential area of Tillicoultry.

This spacious family home comprises of; a welcoming entrance hallway, lounge, breakfasting kitchen, a modern shower room, three double bedrooms and a family bathroom. The property further benefits from gardens to the front and rear, a driveway and a single detached garage.

Tillicoultry is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including a variety of local shops, health centre and local Primary School. Leisure facilities include Tillicoultry Golf Club, a driving range, a dry ski slope and Sterling Mills Retail Outlet Centre. Tillicoultry is also close to the road and rail networks, providing easy access throughout the Central Belt and the larger cities of Stirling, Edinburgh, Glasgow and Perth.

Entrance

Access to the property is via a white UPVC door with a decorative glazed panel. Leading to;

Entrance Hallway

The welcoming "L" shaped entrance hallway provides laminate flooring, a walk-in storage cupboard which houses the boiler and gives access to all lower accommodation and stairs to the upper level. There is also a rear door which gives access to the garden.

Breakfasting Kitchen 13' 1" x 9' 3" (3.98m x 2.82m)

The spacious kitchen has been fully fitted with a range of wall and base units with complementary worktops. There is a freestanding gas cooker, integrated fridge/freezer, an under-counter freezer and space for a washing machine. The kitchen further benefits from ample space for a dining table, a storage cupboard and a window overlooking the front garden and Ochil Hills.

Lounge

12' 10" x 11' 8" (3.91m x 3.55m)

The bright and spacious lounge provides laminate flooring and a large window overlooking the rear garden.

Shower Room (Downstairs) 7' 0" x 3' 2" (2.13m x 0.96m)

The modern downstairs shower room has been fully tiled and provides a large shower cubicle with rainfall shower, wc, sink with vanity unit, ceiling spotlights and an opaque window to the side of the property.

Principal Bedroom

13' 1" x 9' 7" (3.98m x 2.92m)

The generously sized principal bedroom provides carpeted flooring, a built-in double wardrobe, ample space for freestanding furniture and a window overlooking the rear garden.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.56m)

Bedroom two provides carpeted flooring, ample space for freestanding furniture and a window overlooking the rear garden.





Bedroom Three 10' 6" x 9' 11" (3.20m x 3.02m)

Bedroom three is another good sized double room which provides carpeted flooring, a built-in double wardrobe and a window overlooking the front of the property with lovely views towards the Ochil Hills.

Family Bathroom 7' 10" x 6' 1" (2.39m x 1.85m)

The family bathroom has been partially tiled and provides a bath, wc, sink and an opaque window to the front of the property.

Gardens

The low maintenance front garden is fully enclosed with stone chips and a paved pathway with steps leading to the front entrance door. To the rear is a private south facing garden providing a paved patio, a lawn and a pathway leading to a stone chipped area.

Driveway and Garage

The property further benefits from a driveway and a detached single garage with power. The garage can also be accessed via a side door from the garden.



Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings, blinds and curtain poles. The integrated fridge/freezer, under-counter freezer and cooker.

Home Report

To view this home report please email us on :
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