

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



12 North Hill Street, Tillicoultry, FK13 6EN
Offers Over £118,000



Well presented mid terraced property of generous proportions in an established residential area close to local amenities. Comprising - Hall. Lounge. Dining Room. Conservatory. Breakfasting kitchen. Downstairs shower room. Rear hallway. Landing. 3 double bedrooms. Family bathroom. Attractive front gardens. Larger rear garden with driveway. Garden shed. Double glazed. Gas heating. Ideal family property. Viewing essential.
EPC Band: D

LOCATION

Tillicoultry is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including a variety of local shops, schooling, leisure facilities, Tillicoultry Golf Club, a driving range 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, Falkirk, Edinburgh, Glasgow, Perth and the rest of the central belt

PROPERTY

- Hallway
- Lounge
- Dining room
- Conservatory
- Breakfasting kitchen
- Downstairs shower room
- Rear hallway
- 3 Double bedrooms
- Family bathroom
- Double glazed
- Gas heating
- Gardens to front and back
- Driveway
- Feature Fireplace

ACCOMMODATION

Hallway 3.40 m x 2.69 m / 11'2" x 8'10"

Stairs to upper level. Doors to lounge and breakfasting kitchen. Under stairs cupboard

Lounge 6.20 m x 3.61 m / 20'4" x 11'10"

Large lounge with feature fireplace with electric fire. Double doors to dining room. Front facing

Dining Room 3.71 m x 3.51 m / 12'2" x 11'6"

Patio doors to conservatory. Side facing

Conservatory 3.40 m x 2.69 m / 11'2" x 8'10"

Door to garden

Breakfasting Kitchen 3.81 m x 3.51 m / 12'6" x 11'6"

Fitted kitchen with built in appliances - Hob, oven, cooker hood, fridge/freezer, dishwasher, washing machine. Door to rear hallway. Rear facing

Shower Room 3.61 m x 1.91 m / 11'10" x 6'3"

Suite with matching vanity unit. Tiled walls. Rear facing

Rear Hallway

Doors to - Garden. Breakfasting kitchen. Dining room and downstairs shower room

Landing

Doors to the three bedrooms and bathroom. Loft access. Storage cupboard.

Bedroom 1 4.39 m x 2.79 m / 14'5" x 9'2"

Good size double bedroom. Rear facing

Bedroom 2 3.81 m x 3.10 m / 12'6" x 10'2"

Double bedroom. Front facing

Bedroom 3 3.10 m x 2.39 m / 10'2" x 7'10"

Built in cupboard over the stairs. Front facing

Bathroom 2.69 m x 1.70 m / 8'10" x 5'7"

White suite with matching vanity unit. Shower over bath. Rear facing

Gardens

Attractive front gardens with path, hedges, shrubs and rose bushes. The rear garden is enclosed by wooden fencing and has been laid to stone slabs and mono block for ease of maintenance. There is a further area which incorporates a driveway and garden shed.

DRIVEWAY

There is a driveway to the rear of the property

HEATING

Gas heating

GLAZING

Double glazed

EXTRAS

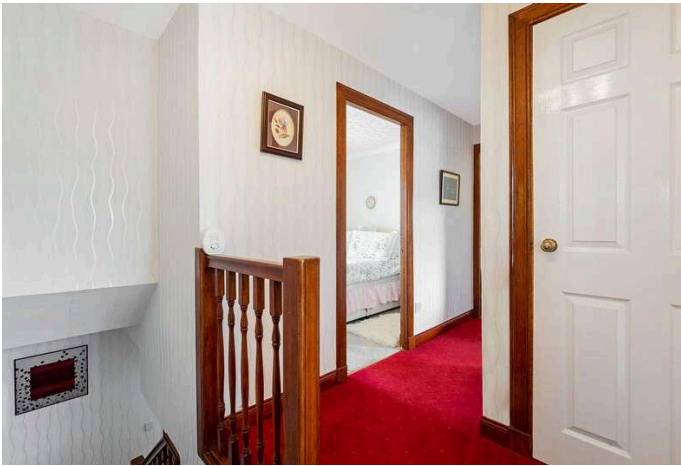
Carpets where fitted Curtains/blinds and poles Light fittings Wardrobes and chest of draws in bedrooms 1 & 2

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

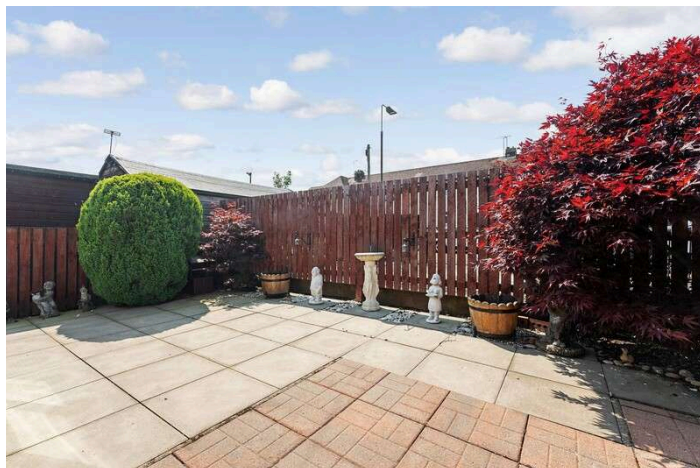












VIEWING

Contact Ross & Connel on [01383 721156](tel:01383721156) or
ESPC Saturday and Sunday [0131 624 8000](tel:01316248000)

OFFERS

Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling
[01383 721156](tel:01383721156) or faxing [01383 721150](tel:01383721150).

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Alan Dear at Ross & Connel on [01383 721156](tel:01383721156)

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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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