

48A HILL STREET, TILlicOUNTRY FK13 6HF

HARPER & STONE
ESTATE & LETTING AGENTS





48A HILL STREET

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PROPERTY FEATURES

- 1-bedroom detached bungalow
- Generous lounge
- Modern, well-equipped kitchen
- Shower room
- Double bedroom
- Walk-in condition
- Off road parking for 1 vehicle
- Walking distance to all local amenities
- Viewing highly advised

Harper & Stone are pleased to present to the market 48A Hill Street in Tillicoultry. This 1-bedroom detached bungalow is in move-in condition and benefiting from generous living space and is centrally positioned within walking distance to all local amenities.

Entry to the property is into a vestibule which opens to the large 'L' shaped lounge. Windows to the front and side allow in an abundance of natural light. A door from the lounge opens to the rear hall which gives access to the remaining rooms within the accommodation.

The kitchen is to the right, fitted with modern and neutral wall and base units which are complemented by oak worktops. Integrated appliances include a double oven, microwave, electric induction hob with chimney style extractor above and dishwasher. There are two appliance spaces for additional appliances to be fitted within the kitchen. There is space for a small breakfasting table within the kitchen area.

The shower room provides a 3-piece suite of a shower cubicle, integrated WC and wash hand basin with plenty of fitted vanity storage.

The double bedroom is positioned at the front, with a double built-in wardrobe adding to the benefits of this property.

Externally, there is an area for bin storage at the front as well as 1 off-road parking space.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.



48A HILL STREET

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band B

EER Band D

Water: Mains

Sewage: Mains

Heating: Gas

Tillicoultry is a popular village centrally located in the foothills of the Ochils. Ideally situated for commuting across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible and Edinburgh International airport is only 30 minutes drive away. Schooling is available at Tillicoultry Primary School and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is located only 3 miles away in the next village. The town has a host of amenities including a general store, post office, beauty salon and hairdressers, cafes, opticians, restaurants and an original historic droving inn. In addition, Sterling Mills Shopping Village is centrally located. There is also a dental practice, doctor's surgery, pharmacy and veterinary practice all within the village. In addition, there are nature walks through Tillicoultry Glen leading to the surrounding glens and villages.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



