

41 OCHIL STREET, TILlicouLTRY FK13 6EJ

HARPER & STONE
ESTATE & LETTING AGENTS





41 OCHIL STREET

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PROPERTY FEATURES

- Charming 2 bedroom semi detached bungalow Circa 1900
- Approximately 82 square meters of flexible living space
- Bright and spacious kitchen and dining area
- Generous lounge with focal multi fuel stove
- Large family bathroom
- Single garage with shared driveway access
- Low maintenance rear garden with stunning Ochil Hill views
- Close to local amenities and schooling
- Early viewing advised

Nestled in the heart of Tillicoultry, this delightful semi detached bungalow offers a fantastic combination of comfort, practicality and flexibility. Enjoying stunning open views towards the Ochil Hills, the property also benefits from a low maintenance garden, a single garage and a versatile layout, making it an ideal choice for couples or those downsizing.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Bedroom, Bathroom, Rear Hall, Utility Space, Bedroom Two and Kitchen.

Upon entering, you are welcomed into a bright and inviting hallway. To the left is a generously proportioned lounge, centred around an attractive fireplace housing a multi fuel stove that creates a warm and cosy focal point. The kitchen is a bright and functional space with room for a small dining table. It is fitted with a Lamona hob and oven, a slimline dishwasher, under counter fridge and a freestanding fridge freezer. A door from the kitchen provides direct access to the rear garden.

Across from the kitchen is a useful utility area, leading through to the second bedroom. This spacious double bedroom offers excellent flexibility and could equally serve as a formal dining room, home office or additional sitting room to suit your lifestyle.

Returning to the hallway, a substantial built in storage area with fitted wardrobes provides excellent everyday practicality. Adjacent is the generously sized family bathroom, complete with a skylight that fills the room with natural light, along with a separate shower, bath, WC and wash hand basin.

The principal bedroom is an impressive double room with ample space for a king size bed and additional furniture. A wall of triple fitted wardrobes provides exceptional storage while maintaining a bright and spacious feel. The loft is floored and could easily be converted into another room subject to the necessary planning and building consents.

Externally, the property continues to impress. The rear garden has been thoughtfully designed for low maintenance living, featuring paved areas and attractive raised beds. From here, you can enjoy uninterrupted views across the beautiful Ochil Hills, creating the perfect setting for relaxing outdoors. To the front, a neat paved and stone chipped garden enhances the property's kerb appeal. A shared driveway to the side leads to the single garage, providing convenient off street parking and additional storage.



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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.

Viewings are strictly by appointment only via Harper & Stone.

Navigation///circulate.emulating.illogical

Council Tax Band D
EER Band D

Water: Mains
Sewage: Mains
Heating: Mains

Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

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.



