

4 WALKER TERRACE, TILlicOUNTRY FK13 6EE

HARPER & STONE  
ESTATE & LETTING AGENTS





# 4 WALKER TERRACE

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## PROPERTY FEATURES

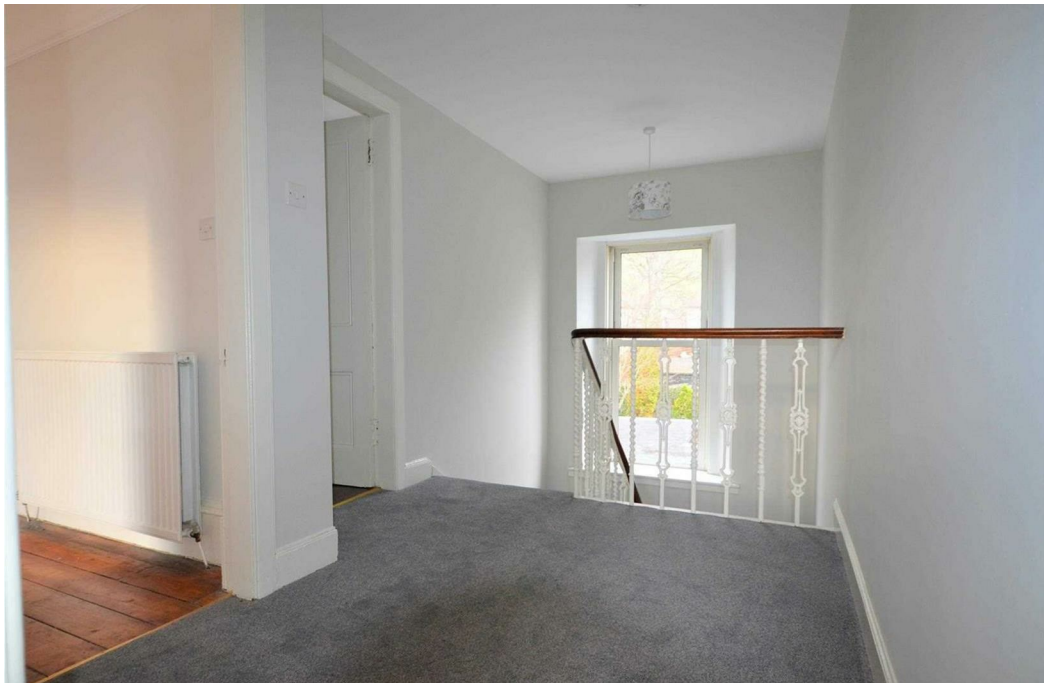
- Two/three bedroom semi-detached property
- Original features throughout
- Large front facing lounge with wood burning fire
- Modern kitchen and dining area
- Generous front and rear garden
- Private driveway with space for multiple vehicles
- Views of the Ochil Hills
- Close to local amenities and school

Harper & Stone are delighted to be marketing number 4 Walker Terrace. This charming 2/3 bedroom semi-detached villa is positioned in a quiet street at the foot of the Ochil Hills in Tillicoultry. Offering stunning views and flexibly living space, this property would ideally suit a small family or professional couple.

Upon entrance to the property, a small vestibule provides an area for coats and shoe storage. The entrance hallway gives access to the downstairs accommodation. Immediately to the left is the lounge, with a statement wood burning fire with slate hearth as the focal point. This is a bright room, with hard wood flooring and a window facing the front of the property. Along from the lounge is another good-sized room, which could be utilised as a third bedroom or a further public room.

Returning to the hallway and moving towards the rear of the property, there is a deep under stair cupboard for added storage. Following on is the kitchen







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with large dining area. This space is perfect for practical family living and offers access to the back garden. There are an abundance of matching country style wall and base units in a white finish. Appliances include a four-burner gas hob and oven, washing machine and dishwasher.

The first floor of the property is open and spacious. The master bedroom is a large room facing the front of the property. Just outside this room is a cupboard housing the hot water tank and storage space. Bedroom two is also a good sized double bedroom with views of the Ochil Hills. The family bathroom is a light space with a WC, sink and bath with overhead shower.

The rear garden, which is fully enclosed offers views to the Ochil Hills, a drying line and lawn area, with soft planting along the border.

No HMO / Non-smokers only/ Pets considered  
Council Tax Band E  
EER Band D  
Landlord Registration 107758/150/21030  
LARN 1811005

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.

