

27 ALEXANDRA STREET, TILlicOUNTRY FK13 6HR

HARPER & STONE
ESTATE & LETTING AGENTS



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PROPERTY FEATURES

- Attractive detached commercial pub
- Highly desirable village setting
- Spacious open plan bar and restaurant area
- Ideal for flexible dining and social layouts
- Functional kitchen suited to a variety of catering needs
- Charming original features
- Separate ladies' and gents' toilet facilities for customer convenience

Harper and Stone are delighted to bring to the market the charming Devon Park Pub, ideally positioned in the highly sought after area of Tillicoultry. The property enjoys a desirable location close to a range of local amenities and popular shopping outlets, making it well placed for both locals and visitors alike.

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Accessed via an inviting entrance vestibule, the property opens into a bright and welcoming open-plan bar and restaurant area. This attractive space is full of character, boasting an original fireplace and exposed stone wall, creating a warm and atmospheric setting. The flexible open plan layout allows for a variety of dining and seating arrangements, suitable for a range of hospitality concepts.

To the rear, the well-proportioned commercial kitchen is thoughtfully laid out and equipped with a large multi gas hob, ovens, and a small built in fridge freezer. Adjacent to this, the beer store provides generous space for further appliances and benefits from a useful worktop area.

Gents' and ladies' toilet facilities are conveniently located on either side of the property, each offering multiple cubicles. Additional storage is available via a cupboard situated to the rear of the premises, accessed directly from the main bar and restaurant area. Externally to the front of the property is a small terrace for a few tables and chairs.

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.



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Viewings are strictly by appointment only via Harper & Stone.

Rateable Value £9,400

Navigation: <http://summaries.tempting.thighs>

Water: Mains

Sewage: Mains

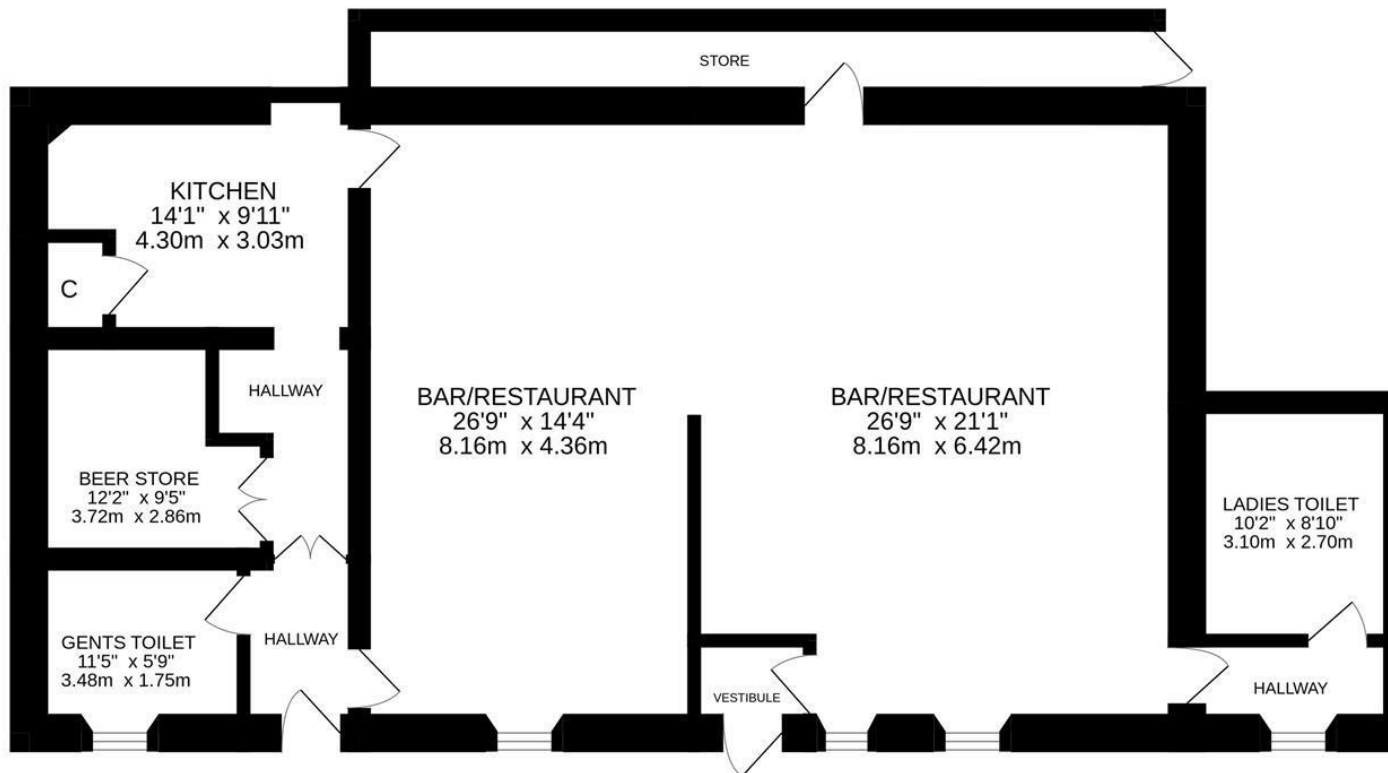
Heating: Gas Mains

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.



GROUND FLOOR
1573 sq.ft. (146.1 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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