

41 WILLISON CRESCENT, TILlicOLTRY FK13 6NZ

HARPER & STONE
ESTATE & LETTING AGENTS





41 WILLISON CRESCENT

TILlicOUNTRY, FK13 6NZ

PROPERTY FEATURES

- 3 Bedroom detached family home Circa 2001
- Approximately 86 square meters of flexible living
- Contemporary kitchen with integrated appliances
- Conservatory with views into the garden
- Principal bedroom with ensuite shower room
- Large enclosed tiered garden
- Driveway with parking for two vehicles
- Ideally situated close to local amenities, schools and transport links
- Early viewing advised

Harper and Stone are delighted to present to the open market 41 Willison Crescent, a beautifully presented 3 bedroom detached home located within the village of Tillicoultry. Nestled at the foot of the stunning Ochil Hills, this attractive property offers flexible accommodation across two levels, perfectly suited to modern family living. Combining peaceful surroundings with excellent convenience, the home is within easy walking distance of local amenities, schools and transport connections.

The Accommodation is Presented as Below:

Ground floor: Entrance Hallway, Lounge, Dining Room, Kitchen, Conservatory and a Cloakroom.

First floor: Landing, Principal Bedroom with Ensuite Shower Room, Two Further Bedrooms and a Family Bathroom.

Access to the property is via a staircase leading from the driveway to the front entrance. Upon entering, you are welcomed into a bright entrance hall, where there is a stylish and modern cloakroom complete with wash hand basin and WC. The spacious lounge is a warm and inviting space, centred around an attractive gas fireplace and enhanced by elegant decorative corning which adds character and charm to the room.

The modern fitted kitchen has been thoughtfully designed to provide both practicality and style. It features a range of integrated appliances including a built in microwave, Bosch oven, induction hob, fridge freezer and dishwasher. There is also excellent storage available, including a large understairs cupboard. The kitchen flows seamlessly into the separate dining area, another bright and welcoming space enhanced by decorative corning.

Leading from the dining room is the conservatory, which enjoys views over the rear garden and provides a tranquil additional reception space that can be enjoyed throughout the seasons.

Heading upstairs the principal bedroom benefits from triple fitted wardrobes as well as a modern ensuite shower room complete with shower, vanity sink and WC. Bedroom two is a further generous double bedroom with fitted wardrobes, while bedroom three offers flexibility as either a comfortable single bedroom, nursery or home office.

Completing the upper living is the family bathroom which is generously sized and fitted with a bath with overhead shower, vanity sink,



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useful linen cupboard and WC. An additional storage cupboard on the landing houses the boiler.

Externally, the property enjoys excellent outdoor space. To the front, the private driveway provides parking for two vehicles and leads to a substantial garage with electric door. The fully enclosed rear garden has been thoughtfully tiered to create a variety of usable outdoor spaces including a large lawn, patio seating area and garden shed. Surrounded by mature trees and established planting, the garden offers a peaceful and private setting ideal for relaxing, entertaining or family enjoyment.

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.

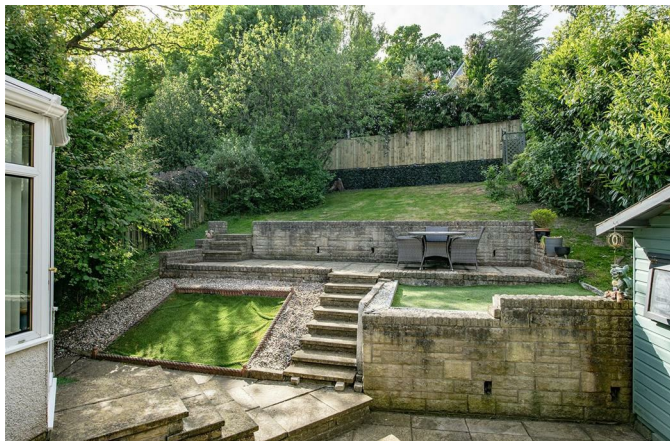
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Council Tax Band E
EER Band C

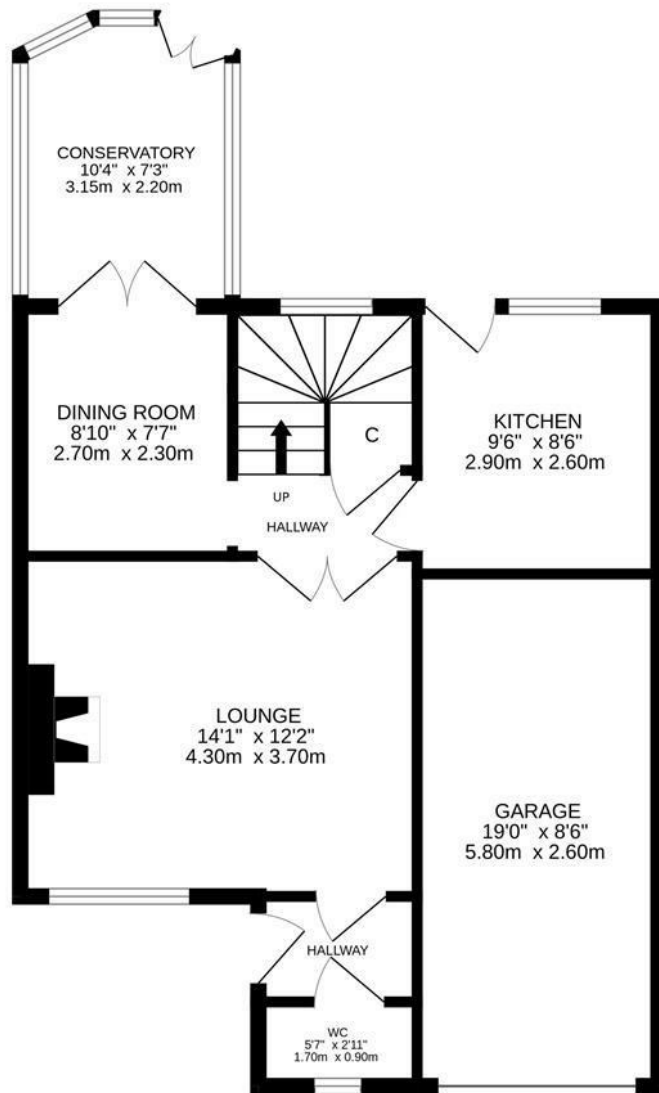
Water: Mains
Sewage: Mains
Heating: Gas

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



1ST FLOOR

