

15 KIRKTOUN GARDENS, TILlicouLTRY FK13 6PG

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- 4 Bedroom detached home Circa 1972 in the popular town of Tillicoultry
- Situated in a desirable residential area with stunning views of the Ochil Hills
- Approximately 126 square meters of flexible living space
- Open plan kitchen/dining room featuring wood burning stove
- Spacious lounge with dual aspect windows
- Ground floor bedroom and shower room
- Three well proportioned bedrooms all featuring built in storage
- Private driveway and garage
- Early viewing highly advised

Harper & Stone are delighted to bring to the market 15 Kirkton Gardens, a spacious four bedroom detached family home situated within a highly sought after cul-de-sac in the popular town of Tillicoultry. Enjoying a peaceful residential setting with stunning views of the picturesque Ochil Hills, this attractive property offers the perfect balance of tranquillity and convenience. Ideally located within easy walking distance of local amenities, schools, shops, and transport links, it provides an excellent opportunity for families seeking generous living space in a desirable location.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Lounge, Kitchen/Dining Room, Bedroom and Shower Room

First Floor: Landing, Three bedrooms and a Bathroom

As you enter the property, you are welcomed by a spacious and inviting hallway, beautifully finished with engineered wood flooring that adds both warmth and style. The area beneath the stairs provides a practical space for hanging coats and access to the downstairs cupboard.

To the right, double doors open into a bright lounge featuring dual aspect windows including a picture window to the front, that allows plenty of natural light to flood the space. Two large arched recesses provide additional storage and add character, while a decorative fireplace creates an attractive focal point.

Adjacent to the lounge is the impressive open plan kitchen/dining room. Thoughtfully opened up by the current owners, this spacious area provides a practical, contemporary, and family friendly living space. The kitchen is well appointed with an extensive range of cream wall and base units, complemented by coordinating worktops. A central island serves as a focal point of the room, incorporating a Belfast sink and providing generous storage on all sides. Integrated appliances include a Rangemaster cooker with five gas burners, while additional space is available for a fridge freezer, dishwasher, and washing machine.

The dining area enjoys a pleasant outlook over the rear garden, creating a bright and inviting setting for family meals and entertaining. A charming wood burning stove, positioned in the corner of the room, provides a cosy focal point within the space.

Also located on the ground floor is Bedroom Three, a versatile room that could equally serve as a playroom, snug, or home office, depending on the needs of the purchaser. Completing the ground floor accommodation is a shower room, fully tiled and fitted with a vanity unit incorporating storage, a wash hand basin, and a WC.

Ascending to the first floor, the principal bedroom is generously proportioned and enjoys lovely views towards the Ochil Hills. The room further benefits from extensive built in storage, thoughtfully positioned to either side of the bed and along one wall, providing excellent practicality without compromising on space.



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Bedroom Two is situated to the rear of the property and benefits from generous built in storage. Bedroom Four is another well proportioned room, enhanced by a Velux window that allows for an abundance of natural light, and further benefits from access to a small storage cupboard.

Completing the accommodation is the family bathroom, which is fitted with a corner bath, a wash hand basin set within a vanity unit offering practical storage, and a WC.

Externally, the property benefits from attractive front and rear gardens, both enjoying stunning views of the surrounding hills. The front garden features a well maintained lawn bordered by colourful flower beds, creating an ideal spot for a garden bench from which to relax and take in the scenery.

A private driveway provides off road parking for two vehicles and leads to a single garage with an up-and-over door. The garage is equipped with lighting and power points and also benefits from a convenient side door providing access from the rear garden.

To the rear, the enclosed garden is bordered by timber fencing, offering a good degree of privacy. A raised decking area provides the perfect space for outdoor dining, entertaining, or simply unwinding while enjoying the peaceful surroundings.

This charming home combines comfortable living accommodation with attractive outdoor spaces and breathtaking hillside views. With private parking, a garage and beautifully maintained gardens to both the front and rear, the property offers an excellent opportunity for those seeking a peaceful setting without compromising on practicality. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

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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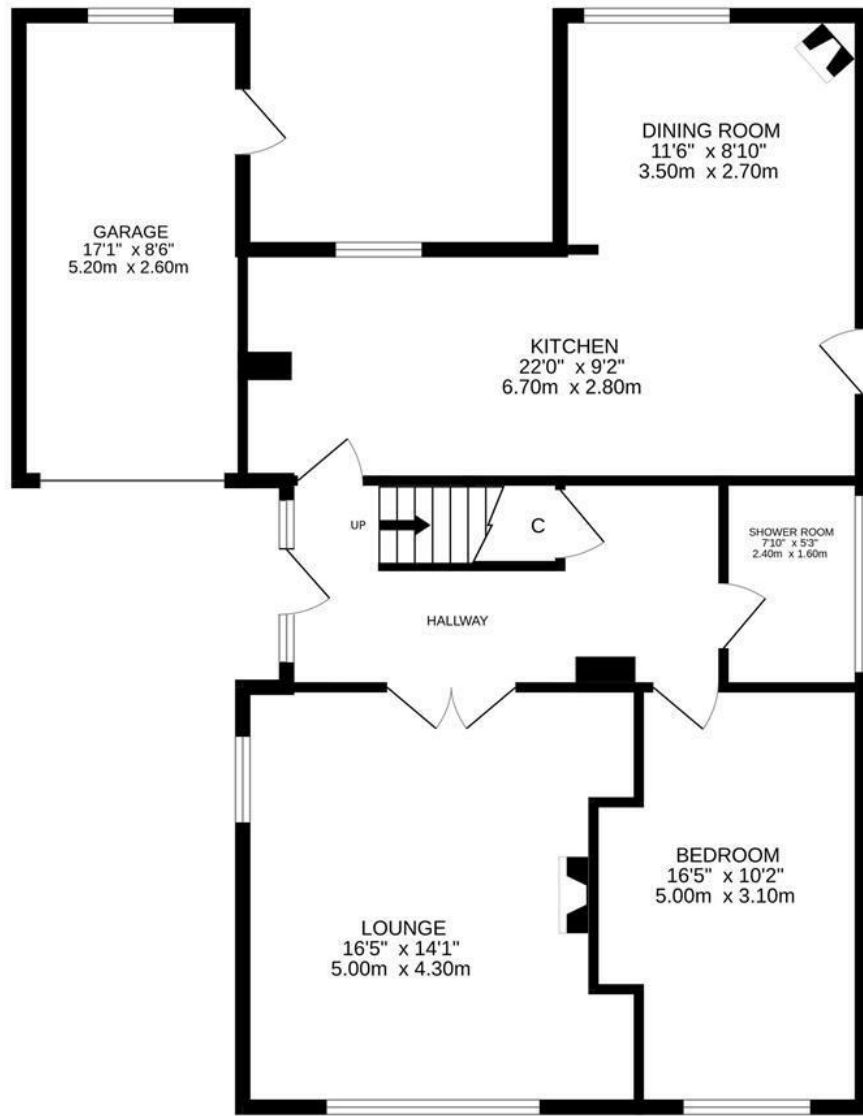
Council Tax Band F
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas Mains

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



1ST FLOOR

