

10 MAYFIELD AVENUE, TILlicoultry FK13 6HB

HARPER & STONE
ESTATE & LETTING AGENTS





10 MAYFIELD AVENUE

TILlicoultry, FK13 6HB

PROPERTY FEATURES

- Beautifully presented 3 bedroom end terrace home Circa 1965
- Situated in the popular town of Tillicoultry with stunning views of the Ochil Hills
- Approximately 92 square meters of accommodation
- Spacious lounge/dining room featuring a log burning stove
- Well appointed, modern kitchen
- 3 well proportioned bedrooms
- Lovely rear garden that is easily accessible
- Private driveway with parking for 2 vehicles
- Presented to the market chain free
- Early viewing advised

Harper & Stone are delighted to present to the market 10 Mayfield Avenue, situated in a popular location within the town of Tillicoultry. Nestled at the foot of the picturesque Ochil Hills, this attractive property enjoys breathtaking panoramic views while benefiting from convenient access to a wide range of local amenities, schools, and transport links.

The Accommodation is Presented as Below:

Ground Floor: Entrance Porch, Hall, Lounge, Kitchen and Cloakroom.

First Floor: Landing, Three Bedrooms and a Shower Room.

A short stone stairway leads up to the front door. As you enter the property, you are welcomed into a bright and inviting entrance porch, the perfect spot to relax with a cup of tea while taking in the stunning views of the Ochil Hills. Beyond the porch, the hallway offers generous built in storage with a spacious cupboard and provides access to the rest of the accommodation.

The spacious lounge is a wonderfully bright and versatile living area, enjoying an abundance of natural light from a large front facing window and elegant French doors to the rear, which open directly onto the decking. Generous proportions provide ample room for both comfortable seating and a dining area, offering flexibility to suit a variety of lifestyles.

A charming wood-burning stove, set within a characterful rustic timber surround, forms an attractive focal point to the room, creating a warm and cosy atmosphere. Whether relaxing with family on a quiet evening or entertaining guests, this inviting space combines comfort, character, and practicality in equal measure.

The well appointed kitchen is fitted with a range of wall and base units, complemented by stylish worktops and tiled splashbacks. Integrated appliances include a gas hob, electric oven, and under counter fridge, with additional space and plumbing for a washing machine. A rear door provides direct access to the attractive enclosed garden, creating a practical connection between the indoor and outdoor living spaces. Completing the ground floor accommodation is the practical cloakroom featuring pedestal sink and WC.

Heading to the first floor the staircase currently benefits from a stairlift, which the current owners are happy to include as part of the sale if required. Alternatively, this can be removed prior to completion should it not be needed.



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The landing features built in storage and provides access to the floored attic space via a practical loft ladder. The property benefits from three well proportioned bedrooms. Bedrooms one and two are situated to the rear of the property and enjoy lovely open views across the surrounding hills, while bedroom three is located to the front. Completing the first floor is a spacious shower room, fitted with a large walk in shower, wash hand basin with built in storage, and a WC.

Externally, the property benefits from a private driveway providing off road parking for two vehicles. The rear garden has been thoughtfully designed with accessibility in mind, featuring a decked seating area and a ramp leading down to the attractive garden beyond. Predominantly laid to lawn, the garden is bounded by timber fencing and offers a bountiful array of mature shrubs and planting, offering colour and interest throughout the seasons. A useful garden shed and wood store provide additional practical storage space.

10 Mayfield Avenue presents an excellent opportunity to acquire a spacious and versatile family home, ideally situated in a popular residential setting close to local amenities and schooling. With well presented accommodation, attractive gardens, excellent accessibility and convenient parking, this property is certain to appeal to a wide variety of buyers. Early viewing is highly recommended.

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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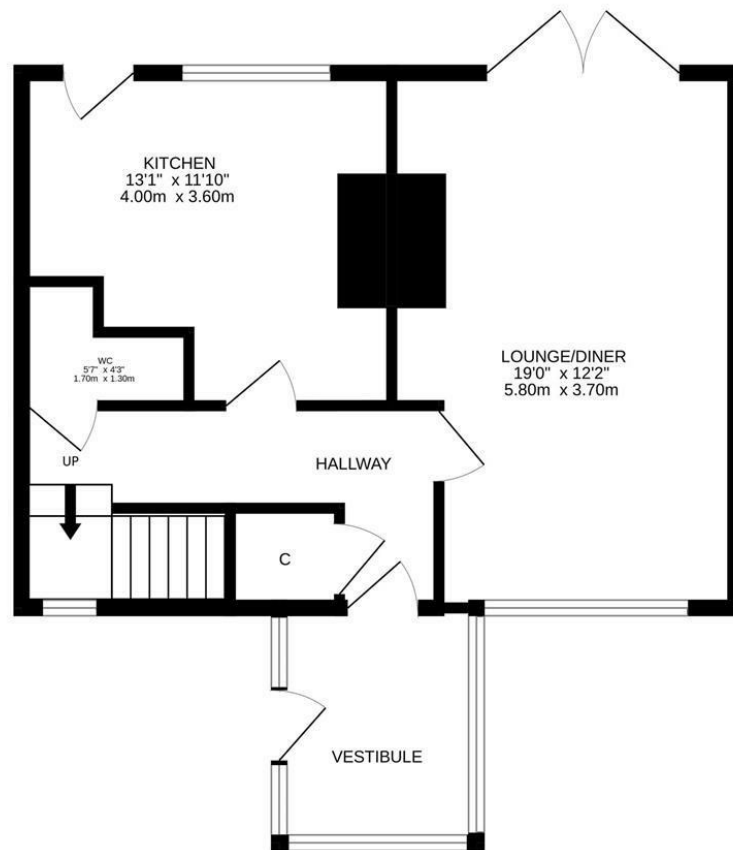
- Council Tax Band B
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- Sewage: Mains
- Heating: Gas Mains

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, beauty salon and hairdressers, cafes, opticians, dentist, 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

