




McEwan Fraser Legal
Solicitors & Estate Agents
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4 Park Street
TILlicouLTRY, CLACKMANNANSHIRE, FK13 6AG

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Tillicoultry is a town in Clackmannanshire. It is one of the Hillfoots Villages on the A91, which runs from Stirling to St. Andrews, Tillicoultry is situated at the southern base of the Ochil Hills, which provide a spectacular backdrop. The historic town of Stirling is on the banks of the River Forth only ten miles away and is the gateway to the spectacular scenery of the Trossachs and beyond. The town enjoys a variety of shopping facilities including banking and post office services. The county of Clackmannanshire provides exceptional leisure and educational facilities with three secondary level schooling establishments, whilst Stirling University lies to the West of the town.

Stirling Town Centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north and a train station in Alloa which connects commuters to main railway services providing rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.

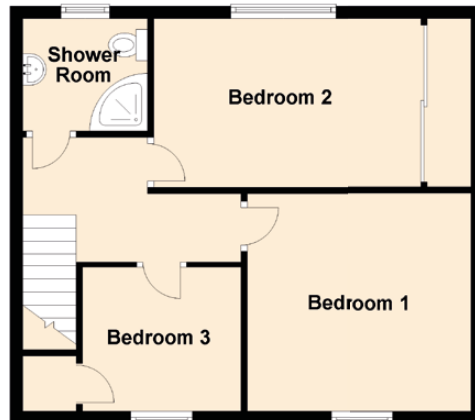
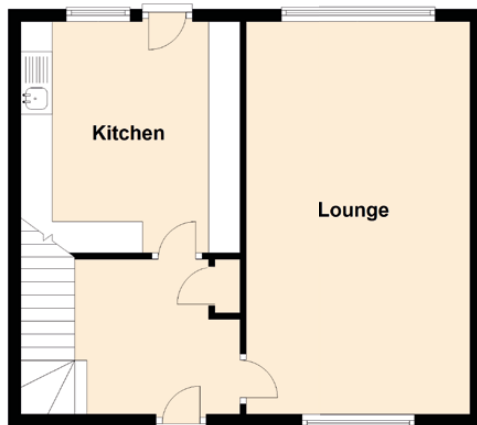
4 Park Street is a lovely three bedroom villa situated in the popular residential area of Tillicoultry, quietly nestled at the end of a cul-de-sac. Convenient for the local primary school, shops, public transport and local amenities, the property has an open outlook to both front and rear. Stirling and Alloa are within easy distance by car or public transport. Viewing of this property is highly recommended. This comfortable property would suit families and couples. Internally the accommodation is in good decorative order, consisting on the ground floor of an entrance hallway, benefiting from double storage, spacious lounge/dining area with window letting in an abundance of light and feature fire with surround, a lovely kitchen with a range of floor and wall mounted units and access to the rear garden.

To the upper level, there are three bedrooms, two doubles and a single, of which two have substantial fitted wardrobes with hanging space and shelving. Space is also available for free-standing furniture if required. The family bathroom completes the accommodation on offer. There is also a handy attic space accessed from the landing for additional storage. The property also benefits from gas central heating, full double glazing, more than adequate parking leading to the single garage. The well maintained private gardens surrounding the property comprise lawn and well-stocked borders and a sunny patio area.



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

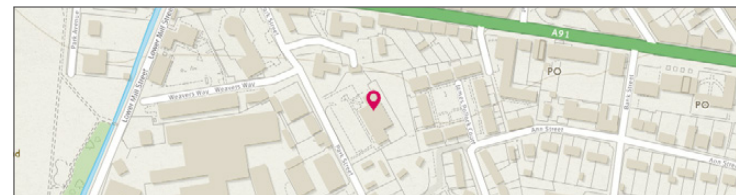


Approximate Dimensions (Taken from the widest point)

Lounge	6.30m (20'8") x 3.60m (11'10")
Kitchen	3.70m (12'2") x 3.50m (11'6")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	4.30m (14'1") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.50m (8'2")
Shower Room	2.70m (8'10") x 1.80m (5'11")

Gross internal floor area (m²): 89m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings and blinds.




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Part
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Text and description
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Photographer



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