

48 Willison Crescent

TILlicouLTRY, FK13 6NZ



*Four bedroom executive family villa,
located in a quiet cul-de-sac*



01786 231 155



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



48 Willison crescent is a beautiful detached villa, set within an ever-growing residential location. This superb home sits on a sizeable plot, with commanding views to the front across Clackmannanshire. Spread over four floors, this home has been sympathetically developed to ensure space and privacy for a growing family. The flexible accommodation is equally suited to multi-generational families, with each floor having both bedrooms and bath or shower rooms.

THE LOUNGE



On the lower level, a spacious hall with WC gives access to the spacious lounge with delightful views to the front.

KITCHEN/DINING/FAMILY AREA



Journey to the second level where you will discover the spacious kitchen/dining/family area offering a wealth of floor and wall mounted units, with an open plan dining area and access to the family area. French doors lead to the secluded rear gardens.







Continuing upwards, there are four further bedrooms. The master bedroom with en-suite and walk-in wardrobe. There are three further double bedrooms with fitted wardrobes. The family bathroom is also located on the upper level with a four-piece suite.

THE BATHROOM



THE MASTER BEDROOM





BEDROOM 2



BEDROOM 3



BEDROOM 4



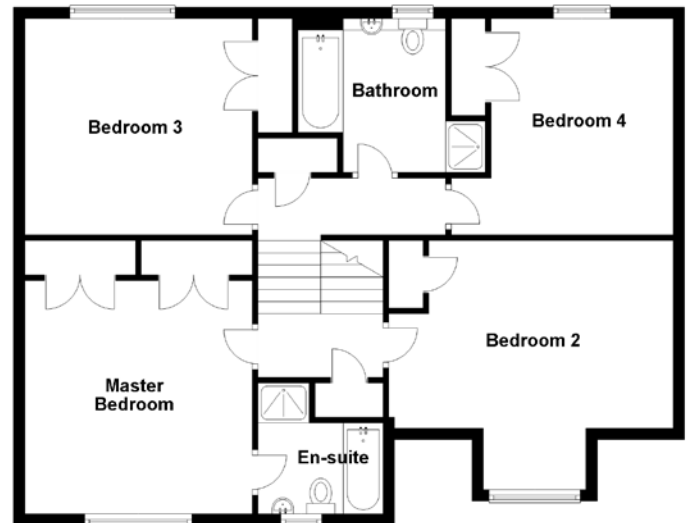
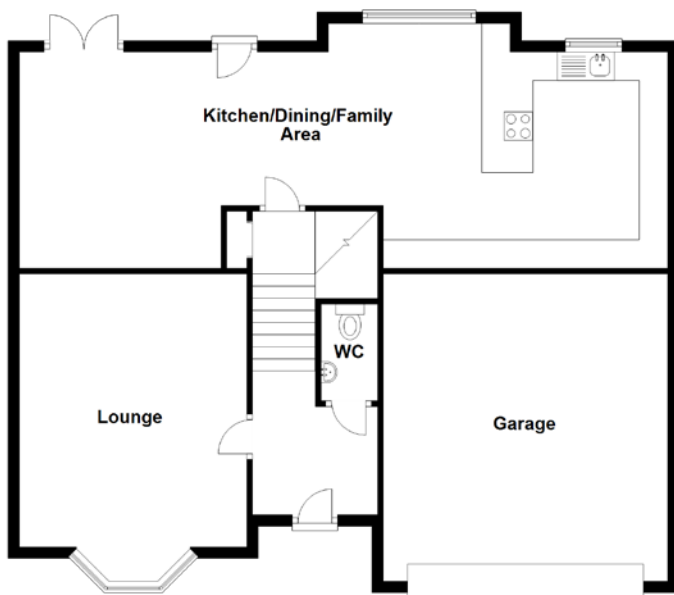
The property further benefits from a spacious double garage and gas central heating. The gardens to the rear are landscaped to provide a child and animal friendly environment with a lovely summer house. This home offers sufficient storage for family needs on all levels.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

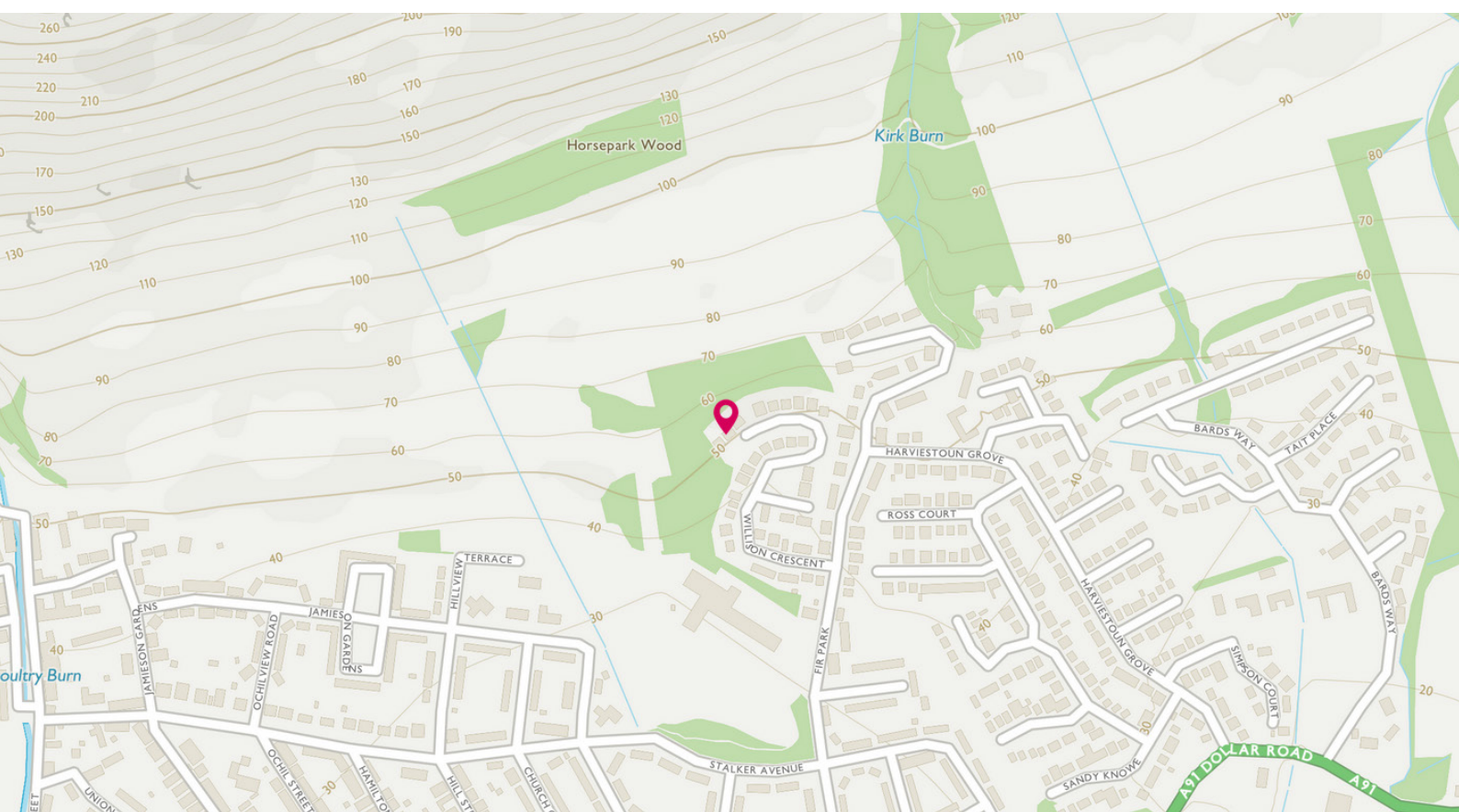
Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen/Dining/Family Area	11.40m (37'5") x 3.80m (12'6")
WC	1.70m (5'7") x 1.00m (3'3")
Master Bedroom	4.10m (13'5") x 4.00m (13'1")
En-suite	2.30m (7'7") x 2.20m (7'3")
Bedroom 2	5.00m (16'5") x 4.50m (14'9")
Bedroom 3	4.00m (13'1") x 3.80m (12'6")

Bedroom 4	3.90m (12'10") x 3.80m (12'6")
Bathroom	2.70m (8'10") x 2.60m (8'6")
Garage	5.40m (17'9") x 5.00m (16'5")

Gross internal floor area (m²): 168m²

EPC Rating: C

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



THE LOCATION

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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



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Designer

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