



**McEwan Fraser Legal**

Solicitors & Estate Agents

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35 Rose Street

TULLIBODY, CLACKMANNANSHIRE, FK10 2SZ



35 ROSE STREET

Tullibody, Clackmannanshire

David I of Scotland was responsible for Tullibody's claim to fame when in 1149 he granted the lands and fishing rights to Cambuskenneth Abbey and it was then that the Auld Kirk was erected, where it still stands today. In January 1560, William Kirkcaldy of Grange demolished part of Tullibody

Bridge to delay French troops returning to Stirling Castle. The French commander Henri Cleutin took down the roof of the Auld Kirk to repair the bridge.

Today Tullibody holds the enviable position locally as the place to live, Presenting its

community with a village life and community spirit very rarely seen these days, so whether you are looking for a new place to explore and enjoy or move within the village, McEwan Fraser has all the options covered through our unique Part exchange option and 100% finance.



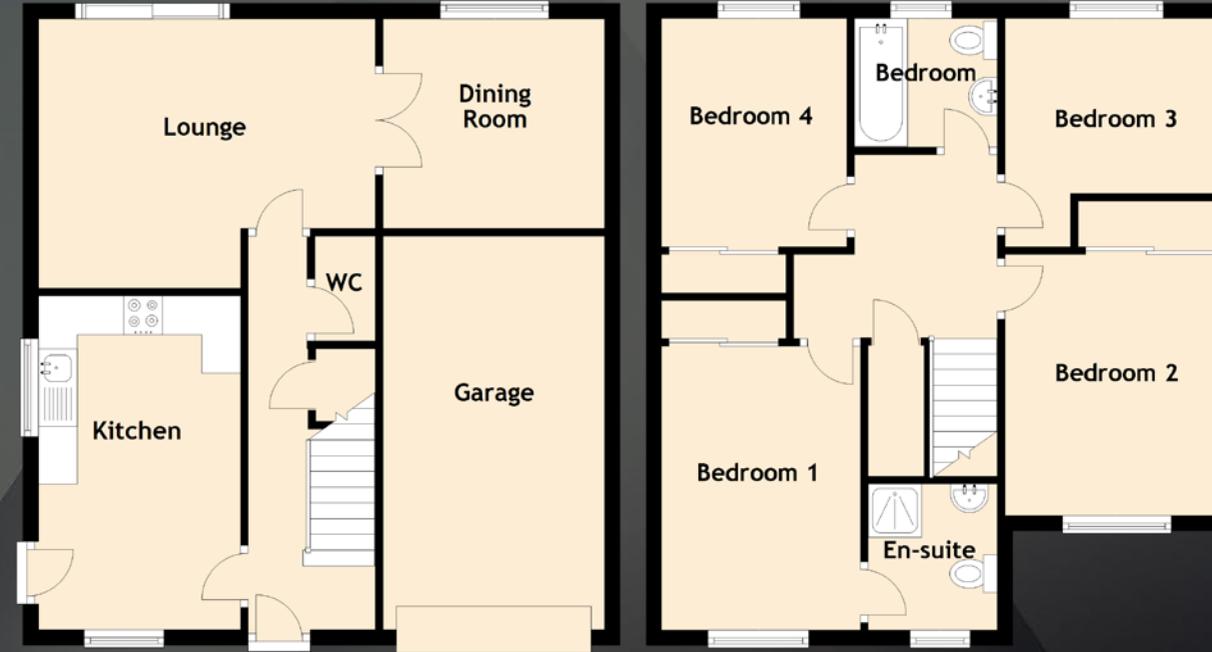
35 ROSE STREET

Tullibody, Clackmannanshire

35 Rose Street is a beautifully appointed detached family villa nestled in the corner of Rose Street. The property has been well maintained by the current owners and is in move-in condition. There is a welcoming reception hallway with WC and stairs leading to the upper level. The spacious lounge is an excellent space and is located to the rear of

the property with patio doors leading to the rear garden. The dining room is a good entertaining space and has room for a table and six chairs. The kitchen is a good size with a range of floor and wall-mounted units. To the upper level, there are four good sized bedrooms with the master benefiting from an en suite shower room. The stylish three

piece bathroom completes the accommodation on offer. The property further benefits from gas central heating and double glazing. There are attractive private garden grounds to the rear of the property which are mainly laid to lawn with decking. Off-street parking is provided by a double driveway, leading to the single garage.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.35m (14'3") x 3.47m (11'5")
Kitchen	4.30m (14'1") x 2.61m (8'7")
Dining Room	2.86m (9'5") x 2.70m (8'10")
WC	1.35m (4'5") x 0.78m (2'7")
Bedroom 1	3.73m (12'3") x 2.62m (8'7")
En-suite	1.92m (6'4") x 1.76m (5'9")
Bedroom 2	3.43m (11'3") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 2.62m (8'7")
Bedroom 4	2.85m (9'4") x 2.44m (8')
Bedroom	1.88m (6'2") x 1.69m (5'7")

Gross internal floor area (m²): 105m²
EPC Rating: C






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**Part
 Exchange
 Available**

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