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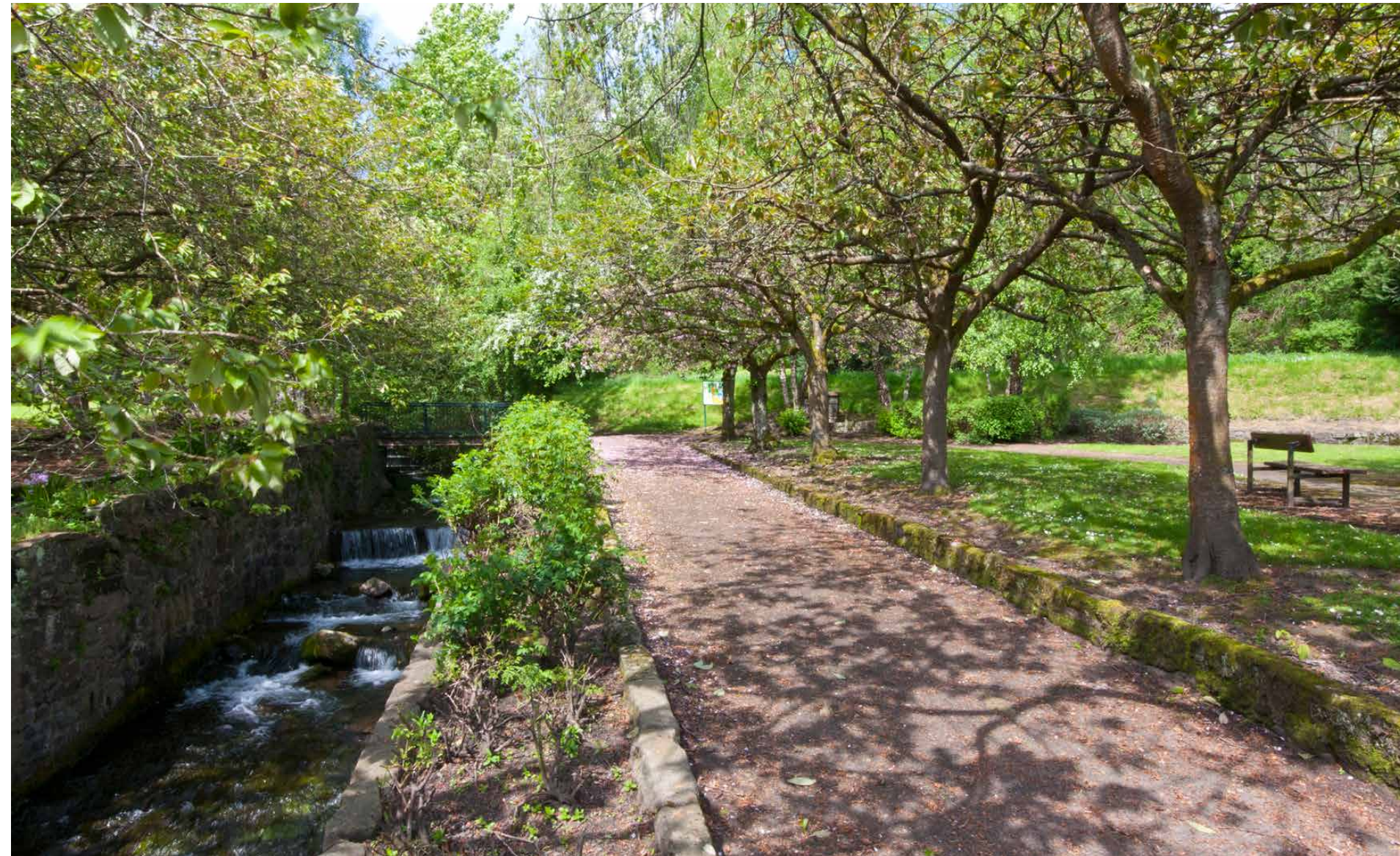
**8 Fir Park**  
TILlicouLTRY, CLACKMANNANSHIRE, FK13 6PX



# Tillicoultry, Clackmannanshire

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Tillicoultry is a town in Clackmannanshire. It's 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 10 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.







# 8 Fir Park

Number 8 Fir Park is a three bedroom, link terraced villa situated in the popular residential area of Tillicoultry. 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.

This home has been occupied by the same family for 55 years and has been truly loved. Internally the property consists, on the ground floor of an entrance hallway, benefiting from double storage, spacious lounge/dining area with two windows letting in an abundance of light. The kitchen boasts a range of floor and wall mounted units and access to the rear garden.

On the upper level there is a large hallway giving way to all of the apartments. There are three bedrooms, two are double in size. All of the rooms offer plenty of space for free standing furniture. The family bathroom completes the accommodation on offer, the bathroom is fully tiled with a white suite and a large shower. The property also benefits from gas central heating, full double glazing, more than adequate on-street parking to accommodate for visitors.

The well maintained south facing private gardens surround the property comprising of well stocked borders and a sunny patio area.

Throughout the property would benefit from decorative modernisation but all in all, this is a fantastic family home, a blank canvas awaiting new family and new memories.





# Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	7.10m (23'4") x 3.30m (10'10")
Kitchen	3.50m (11'6") x 2.60m (8'6")
Bedroom 1	4.30m (14'1") x 2.70m (8'10")
Bedroom 2	3.70m (12'2") x 3.60m (11'10")
Bedroom 3	2.90m (9'6") x 2.68m (8'10")
Shower Room	2.10m (6'11") x 1.90m (6'3")

EPC Rating: D



Image credit: <https://www.online-survey.co.uk/emap/>





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