

15 Alexandra Street

DEVONSIDE, TILlicOLTRY, FK13 6HR



Delightful first floor flat within a popular residential area, ideally placed for the commuter with easy access by road or rail



01786 231 155



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



15 Alexandra street is a delightful first floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move-in condition. Access is to the side of the building into an internal stairway that leads to the upper landing with ample storage.

THE LOUNGE



The bright and spacious lounge is pleasantly located to the rear of the property, with feature window flooding the room with light.

THE KITCHEN



The kitchen features a range of floor and wall mounted units with windows overlooking the Ochil hills.

There are two good sized bedrooms which are all double in size, with the master bedroom benefiting from mirrored wardrobes and ample space for free-standing furniture if required. The modern family bathroom with shower is fully tiled, which completes the accommodation.

THE BEDROOMS



THE BATHROOM

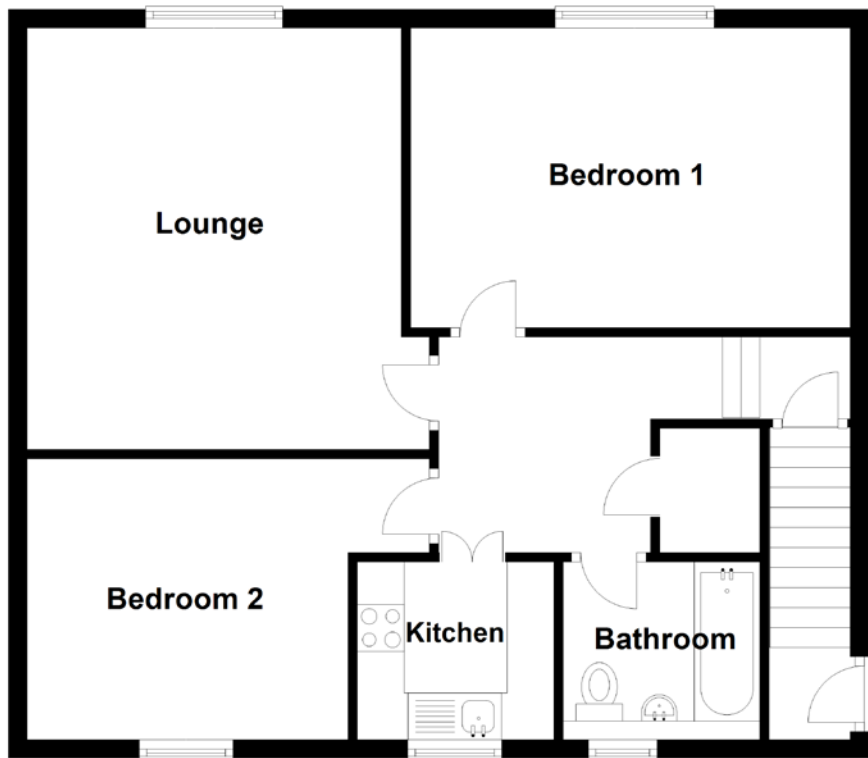


The property benefits from partial double glazing and gas central heating.
Viewing is recommended to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

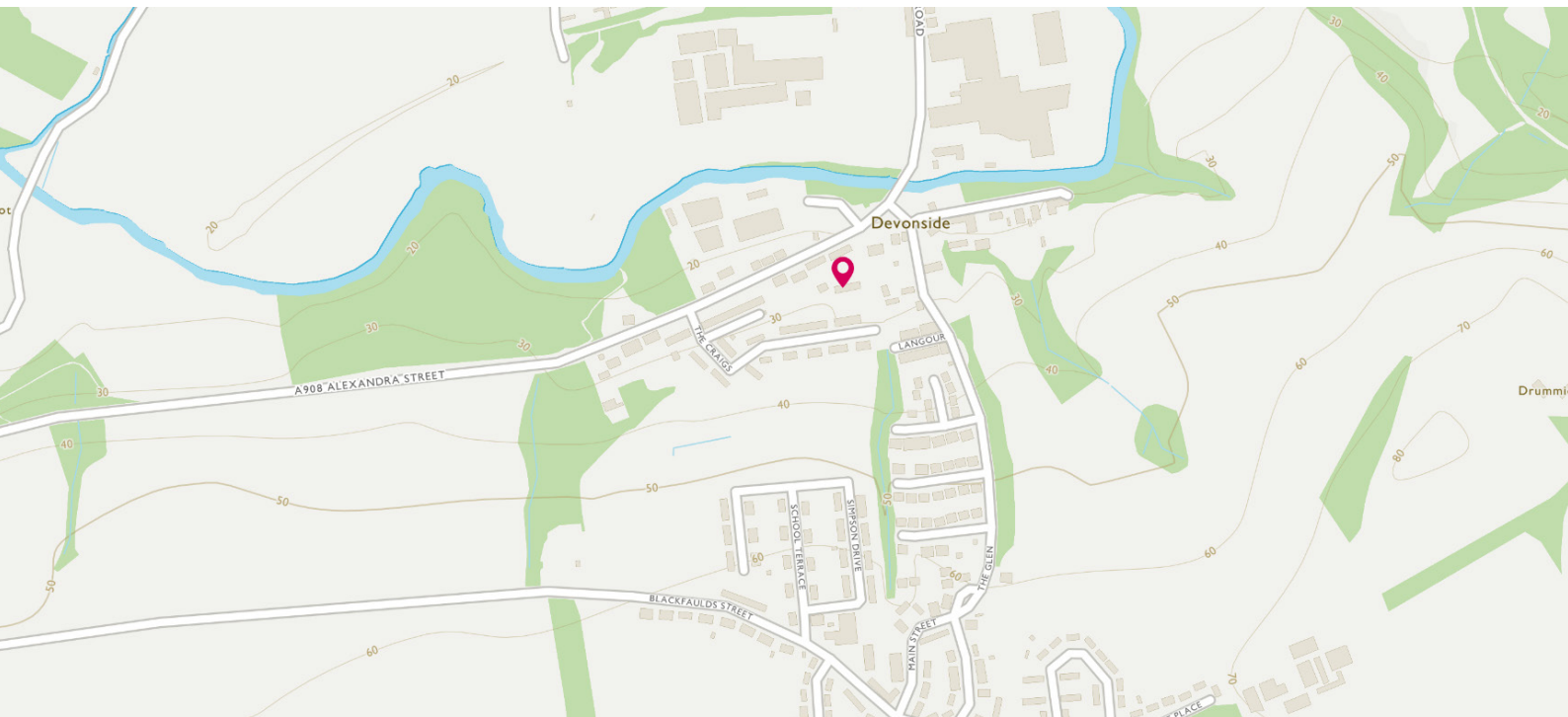


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	4.70m (15'5") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 70m²
EPC Rating: TBC

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



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
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