

# 28 Rose Street

MUIRSIDE, TULLIBODY, FK10 2SZ



*Beautiful four-bedroom detached villa, positioned on an enviable plot in a highly sought-after location*



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We are delighted to offer to the market this beautiful four-bedroom detached villa, positioned on an enviable plot in a highly sought-after location. The property is finished to a high standard. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

# THE LOUNGE



On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The spacious lounge is naturally bright and neutrally finished. Adjacent to the lounge is the dining room, double in size and could be used for a variety of other uses.

# THE DINING ROOM



# THE KITCHEN



The fully fitted kitchen has been beautifully fitted to include a quality range of floor and wall-mounted units with striking worktops and splashbacks, which provides a fashionable and efficient workspace. The kitchen further benefits from integrated appliances.



A ground floor study offers a comfortable and quiet space for working from home or pursuing hobbies. The study has direct access to another spacious room currently used as a home gym, as well as a modern two-piece WC.

# THE STUDY, GYM & WC





The staircase leads up to the upper level of the accommodation, where you will find four generous-sized bedrooms all with a range of space for free-standing furniture. The space is provided by built-in fitted wardrobes, which provide excellent storage space. The master bedroom also benefits from a beautiful en-suite bathroom. The contemporary four-piece family bathroom completes the property internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3



# BEDROOM 4

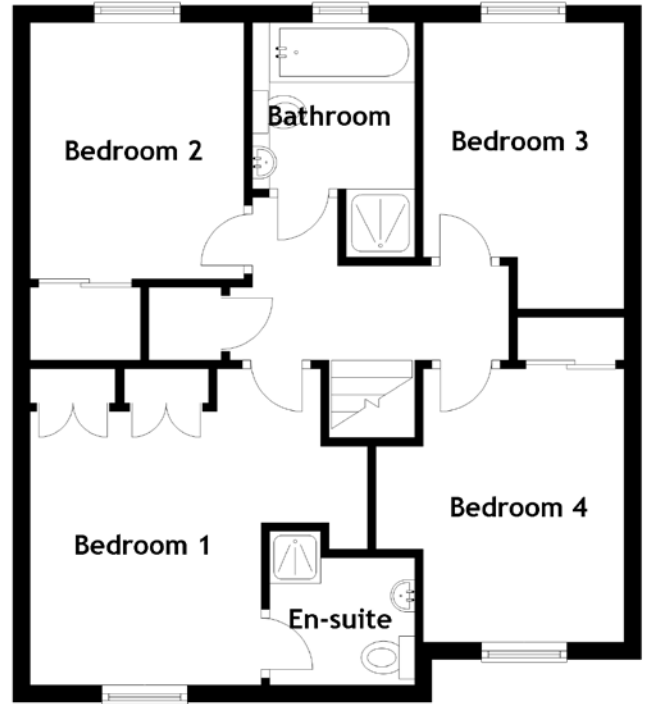
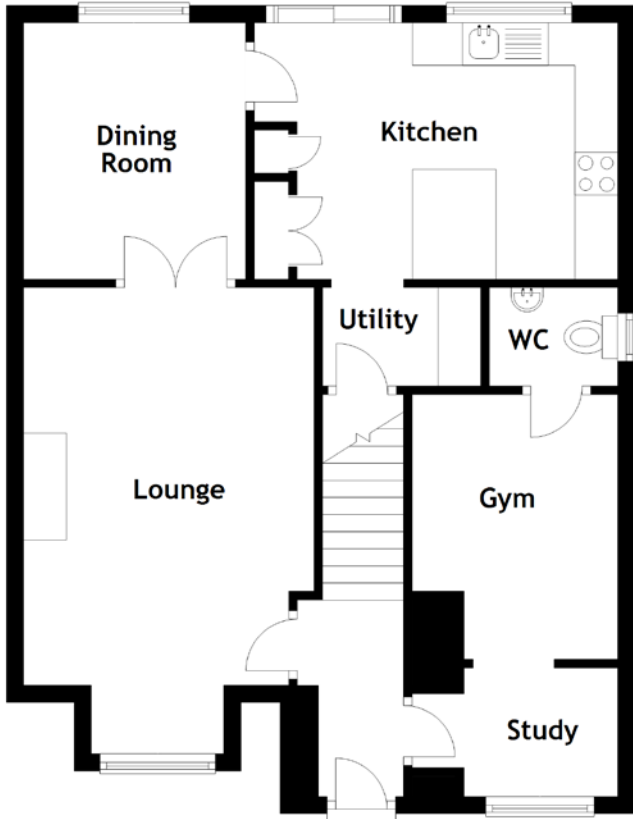


Externally, the property can be accessed via the large driveway. There are, also, well-maintained private gardens. The rear garden is where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal, safe and secure environment. This property also benefits from double glazing and gas central heating.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

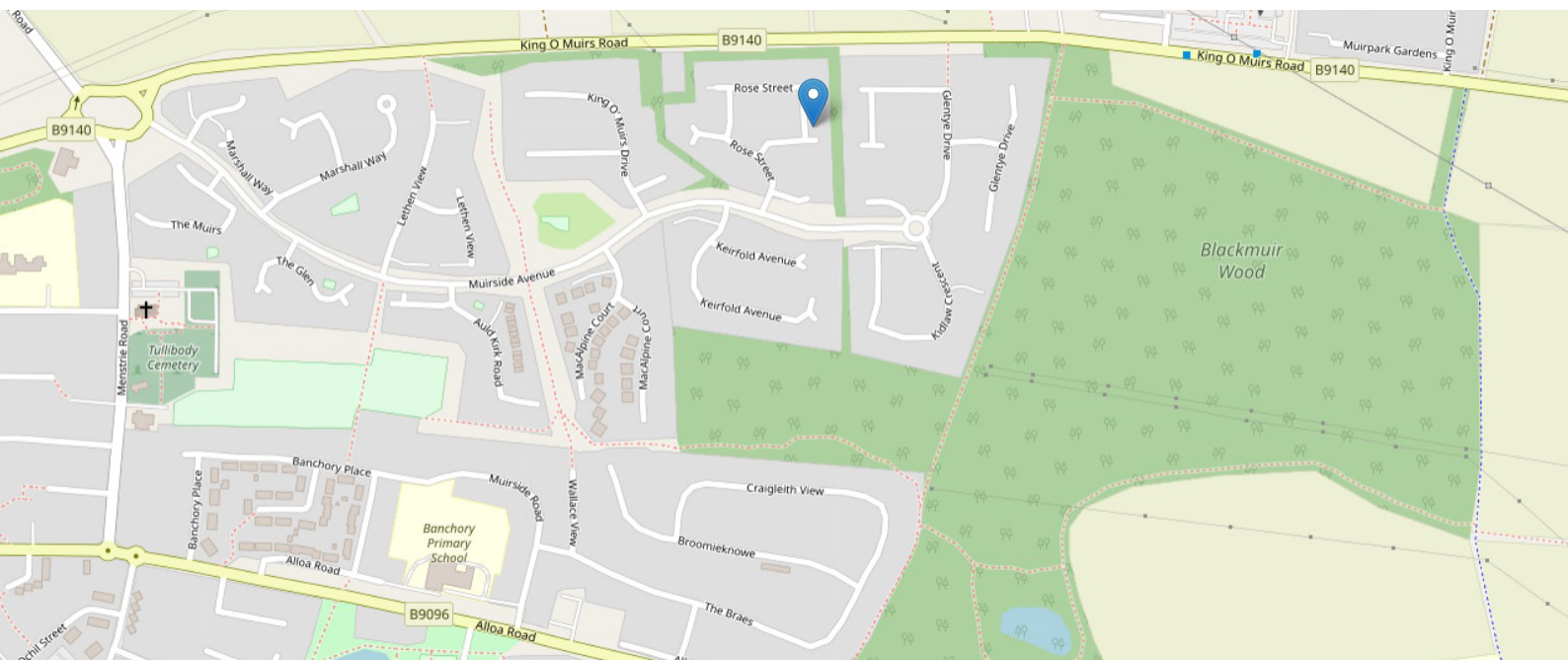


Approximate Dimensions (Taken from the widest point)

Kitchen	4.25m (13'11") x 3.00m (9'10")
Dining Room	3.00m (9'10") x 2.60m (8'6")
Lounge	5.45m (17'11") x 3.40m (11'2")
WC	1.50m (4'11") x 1.15m (3'9")
Gym	3.10m (10'2") x 2.40m (7'11")
Utility	1.85m (6'1") x 1.15m (3'9")
Study	1.80m (5'11") x 1.50m (4'11")

Bathroom	2.75m (9') x 1.90m (6'3")
Bedroom 1	3.80m (12'4") x 3.40m (11'2")
En-suite	1.80m (5'11") x 1.70m (5'7")
Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Bedroom 3	3.35m (11') x 2.35m (7'9")
Bedroom 4	3.20m (10'6") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

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.



# McEwan Fraser Legal

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**Part  
Exchange  
Available**



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