

6 Chapelle Crescent

TILlicouLTRY, CLACKMANNANSHIRE, FK13 6NJ



Delightful three-bedroom flat for sale



01786 231 155



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



6 Chapelle Crescent is a lovely villa within a popular residential area. The property has been well maintained by the current owners and is in move-in condition. Access is to the front of the building into an internal stairway.

THE LOUNGE



A spacious hallway provides ample storage throughout. The bright and spacious lounge is pleasantly located at the front of the property with lovely views of the Ochil Hills. The kitchen features a range of floor and wall-mounted units with a window overlooking the rear gardens.

THE KITCHEN





There are three good-sized bedrooms, which are all double in size. The modern family bathroom with shower, large backlit mirror over the basin and floor-to-ceiling Italian tiling completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

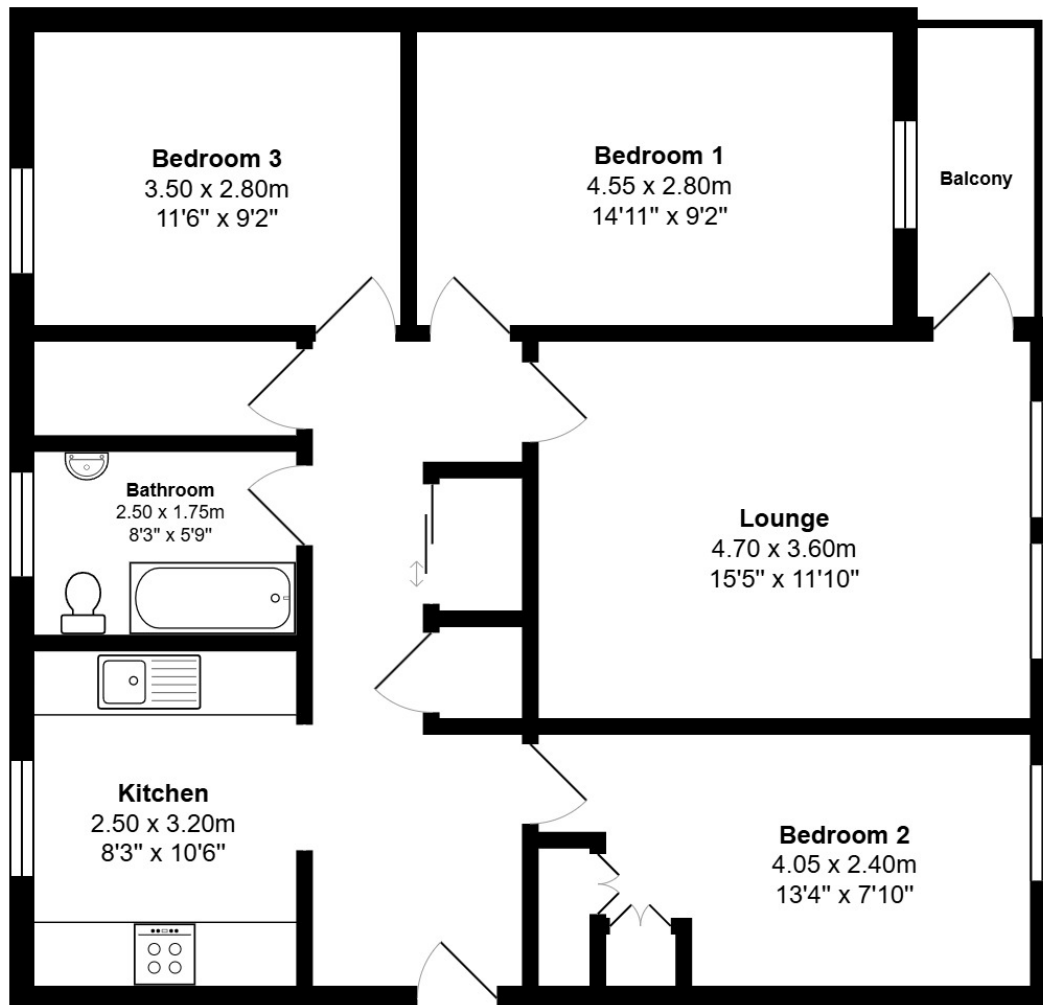


EXTERNALS



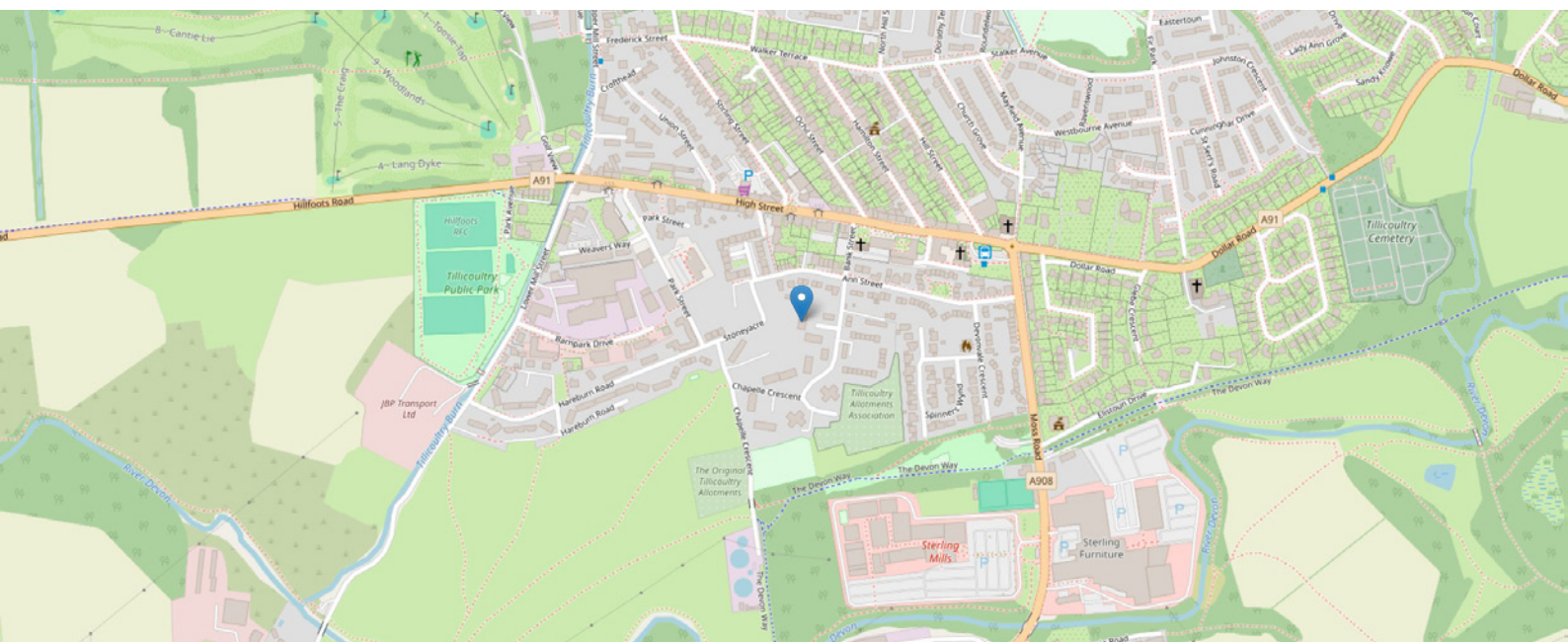
The property further benefits from gas central heating and double glazing. Ample off-street parking is provided.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 83m² | EPC Rating: C



THE LOCATION

Tillicoultry is a town in Clackmannanshire. It is one of the Hillfoot villages on the A91, which runs from Stirling to St. Andrews. Tillicoultry is situated at the southern base of the Ochil Hills, which provides 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



Text and description
JAY STEIN
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.