



 O'MALLEY

27A Hill Street
Tillicoultry, FK13 6HF

omalleyproperty.com
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Description

O'Malley Property proudly present to the market, this superb two bedroom, upper floor flat located in the sought after town of Tillicoultry.

This property is presented with modern fixtures and fittings throughout and is suitable for a range of different buyers.

Upon entering, you are welcomed with stair access into the accommodation. The large, front facing lounge is tastefully decorated and offers ample space for free standing furniture. The modern kitchen is fitted with a stylish range of wall and base mounted units, complementary worktops and free standing appliances.

Furthermore, the property boasts two well proportioned bedrooms, both equipped with built-in storage solutions. Completing the property is bathroom, fitted with a modern three piece suite comprising of a W.C, wash hand basin and bath with overhead shower.

Externally, the property enjoys a private rear garden which boasts a selection of shrubs, plants and is laid to lawn throughout. On street parking is also available at the front of the property.



“Spacious Property”

Location

Tillicoultry itself is a popular Hillfoots town, offering a range of local amenities including shops, schooling, and leisure facilities, with easy access to scenic walks in the Ochil Hills. The area is well connected for travel to nearby towns such as Alloa and Stirling, making it a convenient yet peaceful place to live.

Lounge

13'1" x 12'11"

Kitchen

13'9" x 7'4"

Master Bedroom

13'1" x 10'11"

Bedroom 2

11'5" x 10'11"

Bathroom

7'1" x 5'0"

Home Report

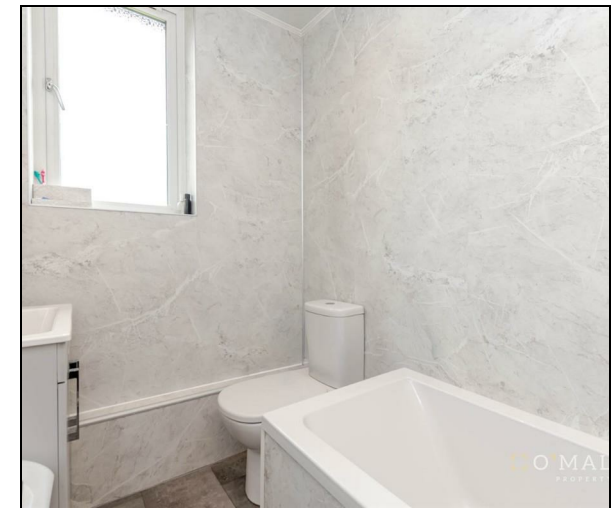
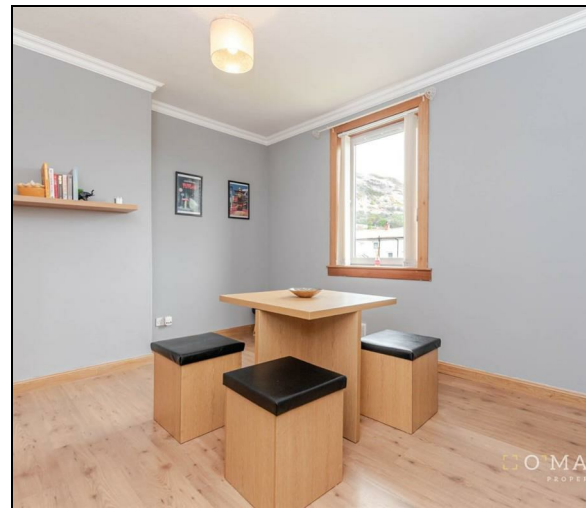
The home report is available upon request. Contact our team today.

Misdescription Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.



Offers Over £109,995

Viewing 9am - 9pm 7 days a week



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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