



 O'MALLEY

12 Melloch Crescent
Tillicoultry, FK13 6QJ

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Description

O'Malley Property is proud to present this impressive five-bedroom detached home, offering an abundance of living space, modern comforts, and a well-thought-out layout perfect for families or those looking for extra space.

Upon entering the ground floor, you are welcomed by a spacious hallway leading to a generously sized lounge, perfect for relaxing or entertaining guests. The dining room, positioned centrally within the home, provides a great space for family meals or hosting gatherings. Adjacent to the dining room, the modern kitchen offers ample storage and workspace, with a convenient utility room leading off from it, providing additional storage and direct access to the rear of the property. One of the standout features of this home is the fifth bedroom located on the ground floor. This versatile space can be used as a guest bedroom, a home office, or even a playroom, catering to the changing needs of a growing family. A bathroom on this level adds further practicality, featuring a bath and overhead shower combination.

Moving to the first floor, you will find four well-proportioned bedrooms, each benefiting from natural light and built-in storage. Bedroom one is enhanced with a modern, shower en-suite. The loft is partially floored offering that all important additional storage.

The property sits on a spacious plot, offering ample outdoor space. At the front, a private driveway provides convenient parking, complemented by a single garage for additional storage. The rear garden boasts stunning views of the Ochil Hills and features a private, west-facing aspect. Predominantly laid to lawn, it offers a serene and open setting.



“Spacious Property”

Location

Tillicoultry is a picturesque village nestled at the foot of the Ochil Hills, providing residents with scenic views and ample opportunities for outdoor activities. The village boasts local amenities such as shops, schools, and recreational facilities, making it a desirable location for families and individuals alike.

Lounge

19'10" x 11'10"

Kitchen

13'5" x 8'11"

Dining Room

13'6" x 10'7"

Utility

8'6" x 6'5"

Bathroom

8'2" x 6'10"

Bedroom 5/Sitting Room

10'5" x 10'0"

Bedroom 1

9'11" x 8'5"

En-Suite

5'0" x 3'7"

Bedroom 2

10'2" x 8'5"

Bedroom 3

9'11" x 8'5"

Bedroom 4

11'10" x 9'4"

Home Report

The home report is available upon request.

Fixtures & Fittings

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

Further information

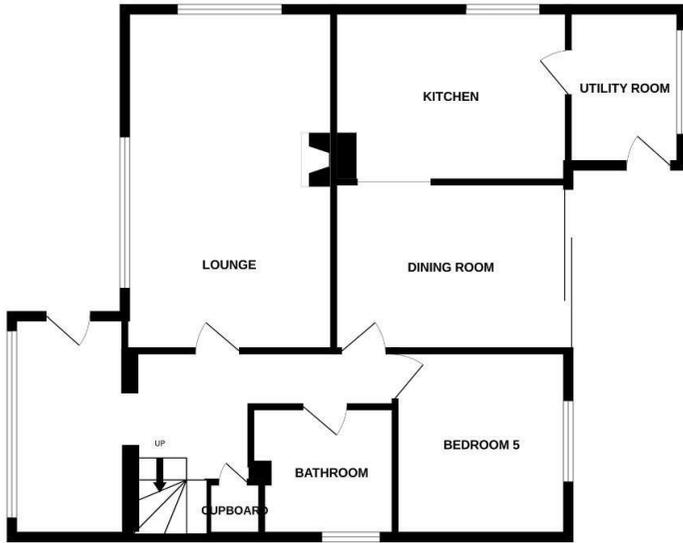
The property also has a partially floored loft with ramsey ladder.



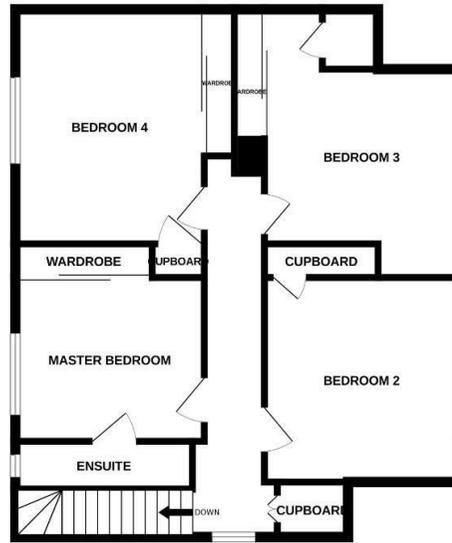
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GROUND FLOOR



1ST FLOOR



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