



O'MALLEY  
PROPERTY

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9 Harviestoun Grove  
Tillicoultry, FK13 6QT

omalleyproperty.com  
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## Description

O'Malley Property are delighted to present to the market, this attractive 3 bedroom semi detached home located within the popular Harviestoun Grove area of Tillicoultry,

Downstairs, the property is entered via a welcoming hallway with useful storage and a staircase leading to the upper level. The open plan lounge and dining area is bright and generously proportioned, offering excellent flexibility for both everyday living and entertaining, with ample space for living and dining furniture. The kitchen is accessed from the dining area and is fitted with a good range of wall and base units, providing plenty of worktop space and room for appliances, making it a practical and functional space for family use.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom is spacious and bright, offering ample room for bedroom furniture. Bedrooms two and three both benefit from built in storage, providing excellent practicality for family living. The family bathroom is conveniently located off the landing and is fitted with a modern suite, serving all bedrooms.



Externally, the property benefits from a private driveway leading to a detached garage, providing excellent off street parking and additional storage. The outdoor space allows you to fully appreciate the stunning views over the Ochil Hills, adding to the appeal of this home in a sought after Tillicoultry location.

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**“Spacious Property”**

## Location

Tillicoultry is a popular town set at the foot of the Ochil Hills, offering a fantastic balance of scenic surroundings and everyday convenience. The area benefits from a range of local amenities including shops, cafés, supermarkets and well regarded schools, along with access to beautiful walking routes and outdoor activities. Tillicoultry provides excellent transport links to nearby towns such as Alloa and Stirling, as well as easy access to the A91 for travel further afield. With its strong community feel Tillicoultry is an attractive location for a wide range of buyers.

## Lounge

13'9" x 10'2"

## Dining Room

11'1" x 8'6"

## Kitchen

11'1" x 7'6"

## Master Bedroom

14'1" x 8'2"

## Bedroom 2

10'9" x 9'10"

## Bedroom 3

10'5" x 7'6"

## Bathroom

6'2" x 5'10"

## Garage

28'2" x 9'10"

## Home Report

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

## Fixtures & Fittings

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

## Miscdescription Act 1991

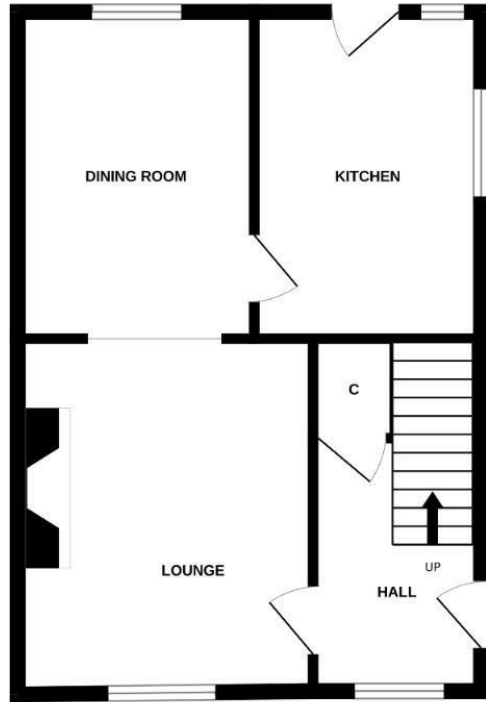
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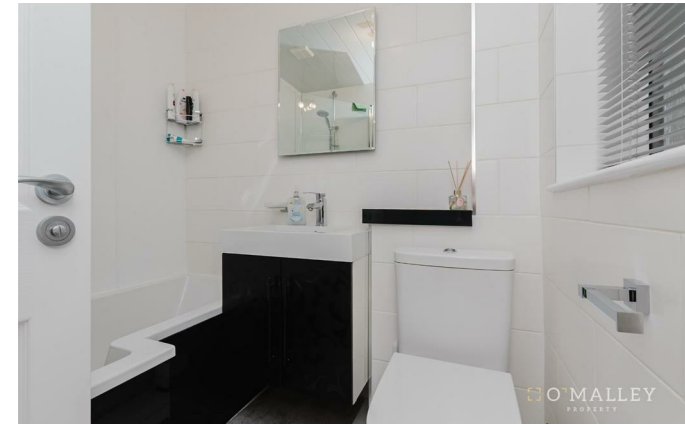
GROUND FLOOR



1ST FLOOR



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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