

## Description

**\*\*CLOSING DATE - THURSDAY 1SY JULY 2021 AT 12PM\*\***  
O'Malley Property are delighted to bring to the market this 2 bedroom ground floor flat located in Upper Mill Street, Tillicoultry.

This property offers a generous living space and is presented to the market in true walk-in condition throughout. Overall, this would be the perfect property for first time buyers or downsizers looking for something all on one level. The property will likely also appeal to buy-to-let investors.

The property is accessed through its own private front door and leads into a welcoming reception hallway. The tastefully decorated lounge is extremely spacious and has two large windows which lets in an abundance of natural light. The separate kitchen has been fitted with modern base and wall units with integrated oven, hob and extractor hood. Off the kitchen area there is a small recess with shelved area and space for free standing appliances. There is also a back door where there is a which gives access out to the rear garden . Furthermore, the property has two well proportioned bedrooms with both rooms benefitting from built-in storage. The contemporary bathroom which has been fitted with a white three piece suite comprising; WC, wash hand basin and bath with overhead shower. Warmth is provided by a gas central heating system and double glazing is installed throughout.

Externally the property benefits from its own private rear garden which is mostly slabbed with lawn area. Parking is provided by a large driveway to the rear of the property which would fit multiple cars. There is also a single detached garage.

---

**“Spacious Property”**

## Location

Upper Mill Street is located in the popular hillfoots village of Tillicoultry and is only a short walk away from a variety of good quality local amenities, including Sterling Mills. Tillicoultry Primary School is nearby while Dollar Academy is only a short drive away. For those that wish to travel by way of business Tillicoultry is a short drive away from the motorways, while Alloa train station provides links to Stirling, Glasgow and Edinburgh.

## Lounge

14'9" x 13'7"

## Kitchen

19'1" x 9'0"

## Bedroom 1

14'11" x 13'2"

## Bedroom 2

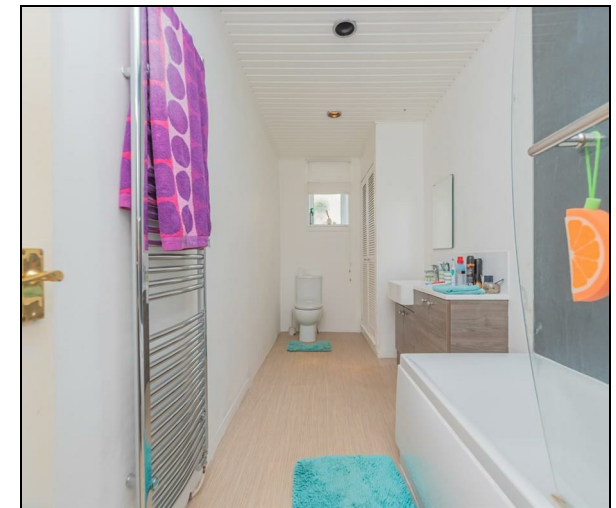
13'4" x 12'7"

## Bathroom

14'9" x 5'6"

## Home Report

The home report is available to be downloaded from [www.onesurvey.org](http://www.onesurvey.org) The condition of the property and any material matter is disclosed in the home report.



---

**Offers Over £94,995**

**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.



Property Misdescriptions Act 1991.  
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.