









### **Description**

O'Malley property are delighted to present to the market this two bedroom, upper floor flat located in Curran Court, Tillicoultry.

The property consists of entrance hallway with large storage cupboard, light and bright living room which benefits from front facing windows and takes in the stunning view of the Ochil hills. The kitchen is fitted with a range of floor and wall mounted units, with complementary worktops as well as an integrated hob and oven, fridge freezer and washer dryer.

There are two double bedrooms with the master bedroom benefiting from built in wardrobe storage. the bathroom which comprises; W.C, wash hand basin and bath with overhead shower.

Warmth is provided by electric storage heating and double glazing is installed throughout.

Externally, there is a public car park located to the rear of the property.

# "Spacious Property"

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### Location

Curran Court 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 & Alva 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.

## viewings

It can be difficult to judge a property from pictures alone so we would like to invite you to view this property at a time that suits you. At O'Malley Property we understand that many people are not available to view properties during 'business hours' and as such we are available for viewings from 9am to 9pm 7 days a week. Please don't hesitate to contact us on or e-mail us to organise a viewing.













#### 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 euuipment 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.







