



O'MALLEY

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12 Curran Court  
Tillicoultry, FK13 6BQ

omalleyproperty.com  
01259212337





## Description

Welcome to 12 Curran Court, a delightful two-bedroom flat situated in the heart of the picturesque town of Tillicoultry. This inviting residence offers a perfect blend of comfort and convenience, making it an ideal choice for professionals, small families, investors or those looking to downsize.

The flat boasts a bright and airy living room, perfect for relaxing or entertaining guests. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. The kitchen features contemporary fittings and ample storage space. It comes equipped with essential appliances and space for a small dining table.

Both bedrooms are generously sized, offering plenty of room for furniture and personal touches. Both bedrooms includes built-in wardrobes, providing excellent storage solutions.

The bathroom comprises of a shower-over-bath setup, W.C and wash hand basin.

Externally, there is a communal car park located to the rear of the building. There is also secure door entry located at both the front and the back.




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**“Spacious Property”**

## Location

Located in the charming town of Tillicoultry, this flat is within easy reach of local amenities, schools, and public transport links. Enjoy the stunning surrounding scenery, with the Ochil Hills providing a beautiful backdrop for outdoor enthusiasts.

## Living Room

15'8" x 11'2"

## Kitchen

12'2" x 7'3"

## Bedroom 1

13'6" x 10'6"

## Bedroom 2

10'10" x 10'6"

## Bathroom

7'6" x 4'7"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.



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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.

