





McEwan Fraser Legal

Solicitors & Estate Agents

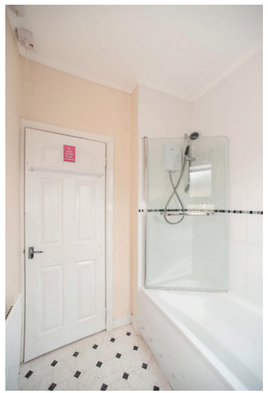
01786 231 155

22 Ochilview

DEVONSIDE, TILLICOULTRY, CLACKMANNANSHIRE, FK13 6JD









Tillicoultry is a town in Clackmannanshire. It's one of the Hillfoots Villages on the A91, which runs from Stirling to St. Andrews, Tillicoultry is situated at the southern base of the Ochil Hills, which provide a spectacular backdrop. The historic town of Stirling is on the banks of the River Forth only 10 miles away and is the gateway to the spectacular scenery of the Trossachs and beyond. The town enjoys a variety of shopping facilities including banking and post office services. The county of Clackmannanshire provides exceptional leisure and educational facilities with three secondary level schooling establishments, whilst Stirling University lies to the West of the town. Stirling Town Centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the North and a train station in Alloa which connects communters to main railway services providing rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.

22 Ochilview is a delightful first floor flat within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property has been well maintained by the current owner and is in move in condition.

Access is to the side of the building into an internal stairway which leads to the upper landing with ample storage.The bright and spacious lounge is pleasantly located to the front of the property, with feature window flooding the room with natural light and stunning views. The kitchen/dining room features a range of floor and wall mounted units with windows overlooking the side and front gardens. There are two good sized bedrooms which are all double in size, with the rear bedroom benefiting from built in storage, the modern family bathroom with over the bath shower and is partially tiled, which completes the accommodation on offer.

The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.







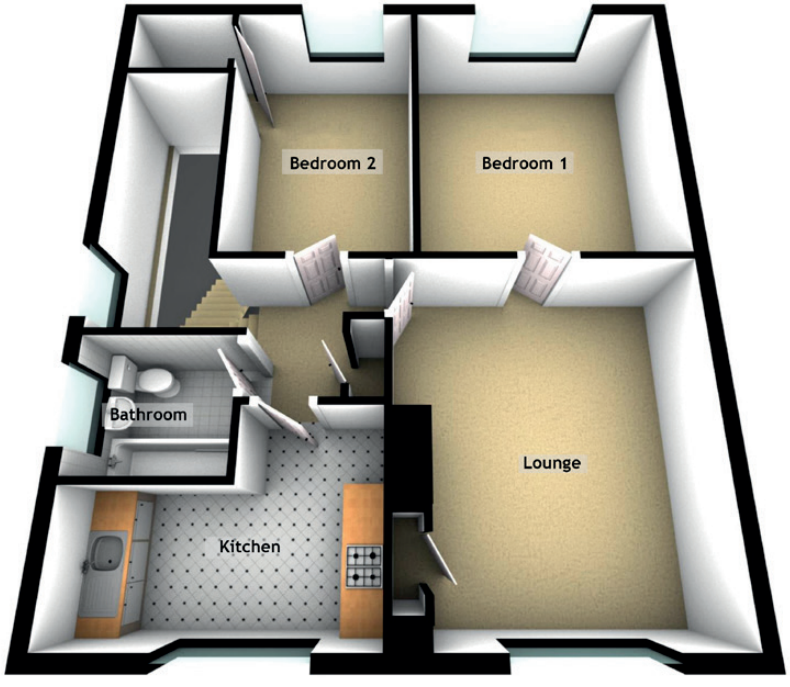
22 Ochilview











Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	4.54m (14'11") x 3.85m (12'8")
Kitchen	3.69m (12'1") x 2.81m (9'3")
Bedroom 1	3.90m (12'10") x 3.49m (11'5")
Bedroom 2	3.90m (12'10") x 2.51m (8'3")
Bathroom	1.89m (6'2") x 1.71m (5'7")

Gross internal floor area (m^2) - 70
EPC Rating - D

Extras (Included in the sale)

Floor coverings, light fittings, window dressings & blinds.

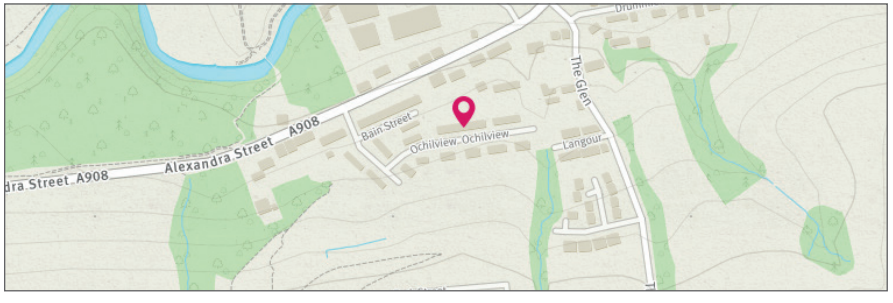


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
In association with THE SUNDAY TIMES THE TIMES



Text and description
JAY STEIN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Tel. 01786 231 155 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk