

# Exceptional family villa

## Recently extended offering space and flexibility







# 24 Dollar Road

Tillicoultry, Clackmannanshire, FK13 6PD

Scan Here!

3 BED

2 BATH

SINGLE GARAGE

ENERGY D EPC RATING

McEwan Fraser Legal

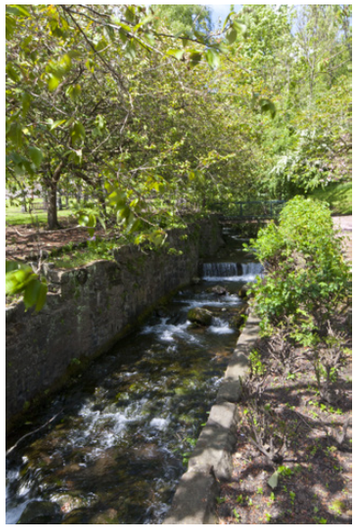
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01324 467 050
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

TILLICOULTRY GOLF COURSE | STREAM | LOCAL PARK












# Clackmannanshire

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 commuters 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.











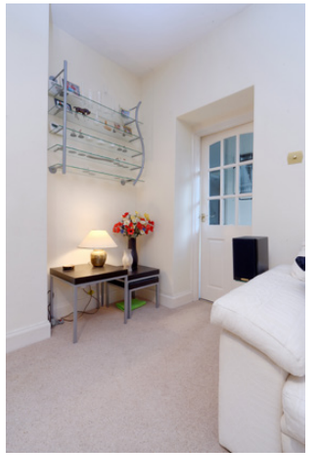


“beautifully presented detached bungalow”









# 24
## Dollar Road













This beautifully presented detached bungalow offers excellent sized family accommodation and is situated in this highly desired area of Tillicoultry. The property has been maintained and upgraded by the present occupiers to a high standard throughout and benefits from double glazing, gas central heating, lovely enclosed gardens and double driveway accessed through the electric gates.

Once inside, you will be greeted with a first class specification. In more detail, the accommodation compromises; a hallway entrance with access to all apartments on this level. The lounge is pleasantly located to the front of the property with feature duel aspect windows flooding the room with natural light. The modern fitted kitchen is stylish and well laid out with a range of floor and wall mounted units with integral appliances, providing a fashionable and efficient workspace. Access is gained from here into the second reception/ dining area, which has ample space for a table and six chairs for more formal dining with friends and family, with an attractive view over the rear gardens. There are three double bedrooms all with ample space for free standing furniture, the master offering a stunning en-suite shower room. A contemporary fully tiled three piece family bathroom with overhead shower completes the impressive accommodation internally.

There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for up to four vehicles. The rear garden is fully enclosed and provides a safe environment for children.













## Master Bedroom











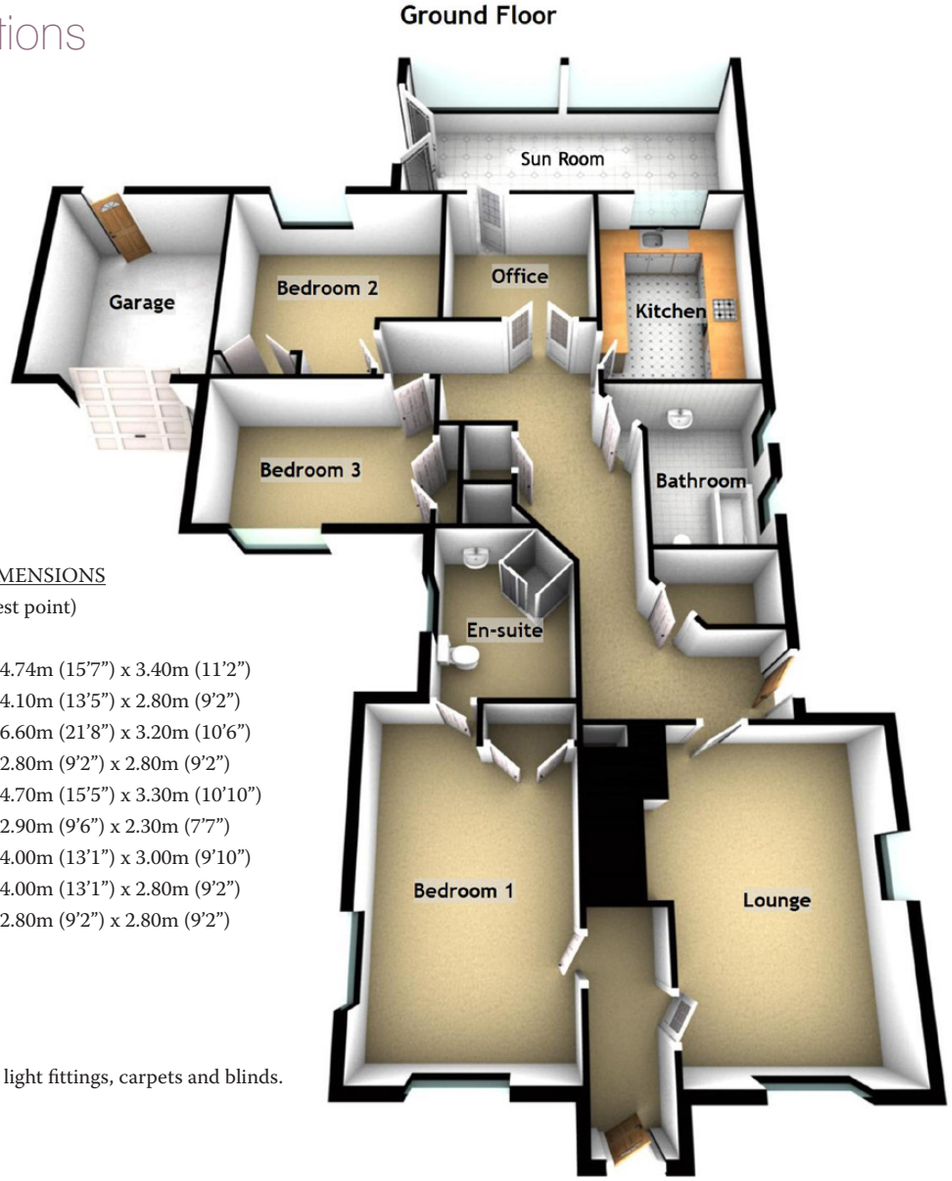






## Bedrooms & Bathroom

# Specifications

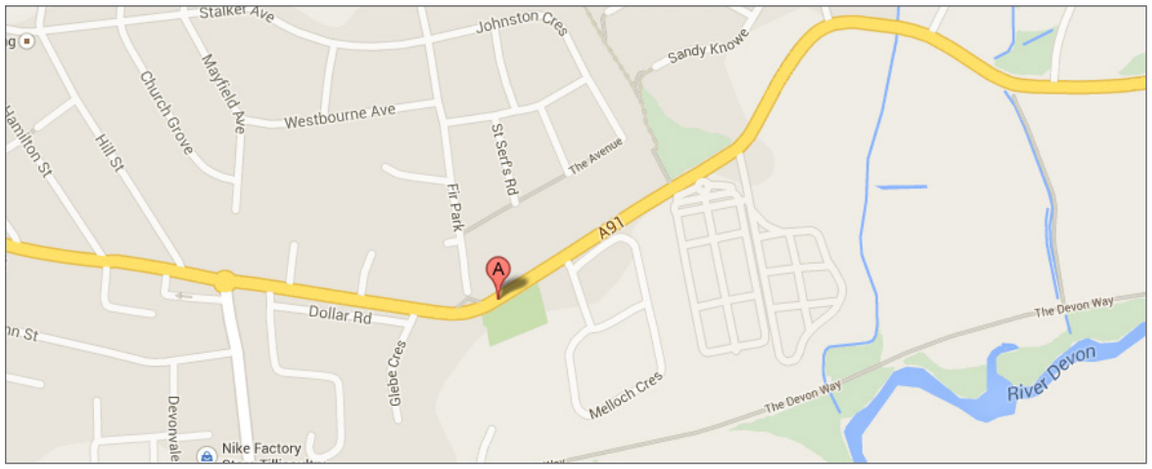



APPROXIMATE DIMENSIONS
(Taken from the widest point)

| | |
|---|---|
| Lounge | 4.74m (15'7") x 3.40m (11'2") |
| Kitchen | 4.10m (13'5") x 2.80m (9'2") |
| Sun Room | 6.60m (21'8") x 3.20m (10'6") |
| Office | 2.80m (9'2") x 2.80m (9'2") |
| Bedroom 1 | 4.70m (15'5") x 3.30m (10'10") |
| En-suite | 2.90m (9'6") x 2.30m (7'7") |
| Bedroom 2 | 4.00m (13'1") x 3.00m (9'10") |
| Bedroom 3 | 4.00m (13'1") x 2.80m (9'2") |
| Bathroom | 2.80m (9'2") x 2.80m (9'2") |

EXTRAS
(Included in the sale)

Oven, fridge, freezer, light fittings, carpets and blinds.




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## Part Exchange

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**Disclaimer** - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative puposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the scheudle and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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