

Beautifully presented three bedrooms home

Within a central location close to all motorway links







18a Hareburn Road

Tillicoultry, Forth Valley & The Trossachs, FK13 6DB

Scan Here!

3 BED

3 BATH

LOCAL AMENITIES

ENERGY C EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01786 231 155
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available





18a Hareburn Road

Tillicoultry

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 ten 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.



















We are delighted to bring to the market this lovely, three bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambiance.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light from the feature front facing window. The modern kitchen/ dining area has been fitted with a range of floor and wall mounted units. It boasts a gas hob, electric oven and has an abundance of work surfaces. The dining room is located to the side of the property offering an elegant space for entertaining and family dining. A large shower room completes the accommodation on ground floor.

Upstairs there are three good size bedrooms, the master with built in wardrobes and en-suite shower room. The large family bathroom is located on the upper level and consist of white three piece suite.The comfortable home has gas central heating and double glazing.

Externally, the back garden is beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.







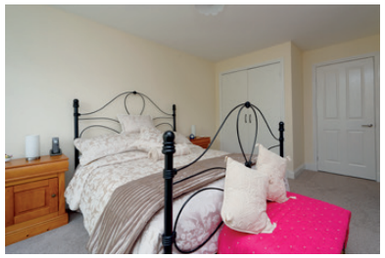










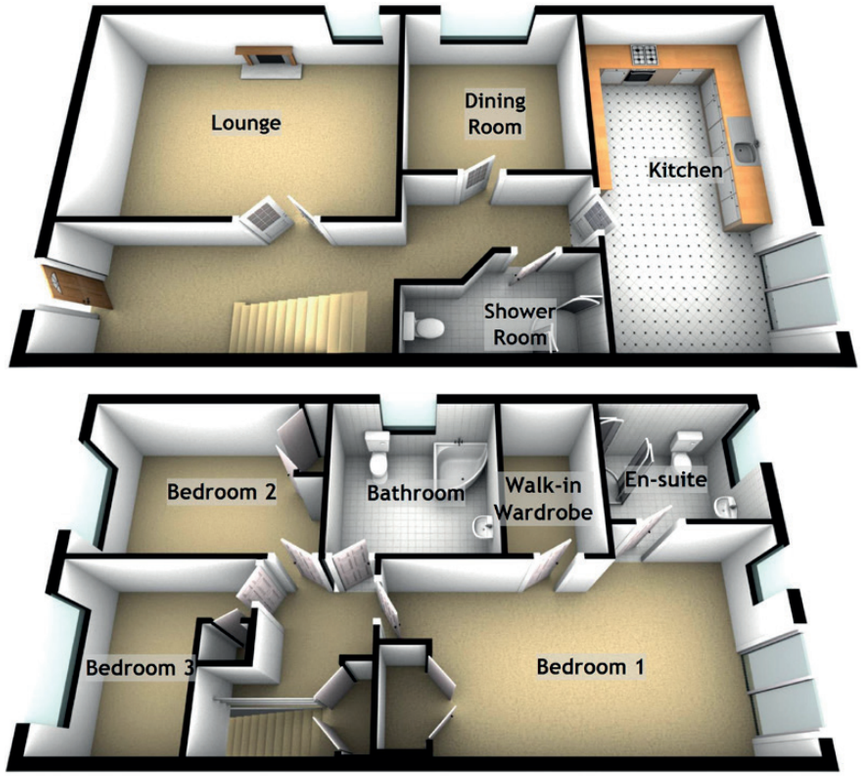







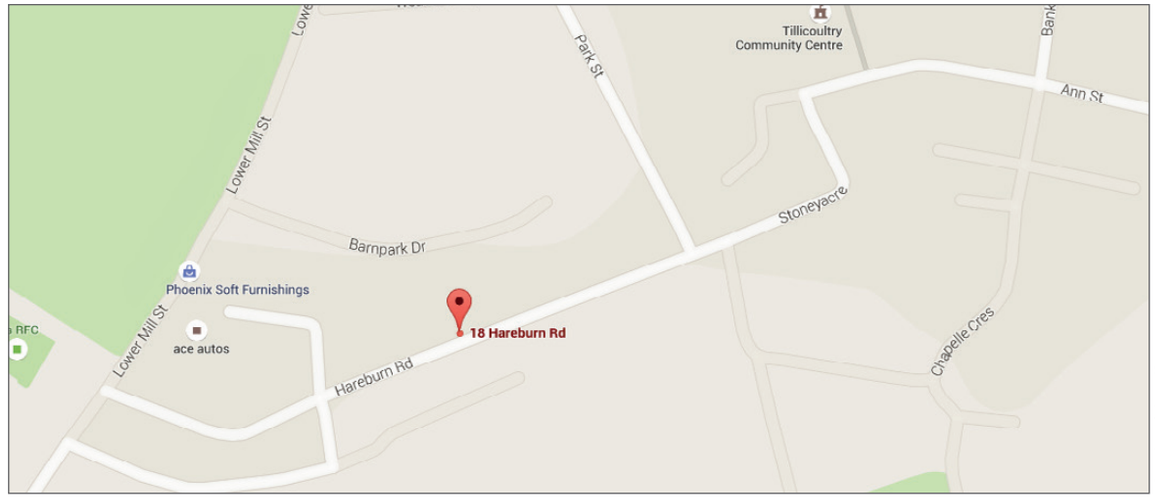






Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.80m (12'6")	Gross internal floor area (m²)
Dining Room	3.10m (10'2") x 3.00m (9'10")	
Kitchen	5.90m (19'4") x 3.30m (10'10")	139
Shower Room	3.10m (10'2") x 1.50m (4'11")	
Bedroom 1	4.80m (15'9") x 3.00m (9'10")	Extras
En-suite	2.60m (8'6") x 2.20m (7'3")	(Included in the sale)
Bedroom 2	4.00m (13'1") x 2.80m (9'2")	
Bedroom 3	3.02m (9'11") x 2.90m (9'6")	Integrated appliances, floor coverings, window dressings, lights, blinds and shed.
Bathroom	2.80m (9'2") x 2.80m (9'2")	



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's 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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Surveyor



Professional photography
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Photographer



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