





McEwan Fraser Legal

Solicitors & Estate Agents

01259 230 800

52 Jamieson Gardens

TILLICOULTRY, CLACKMANNANSHIRE, FK13 6EP

























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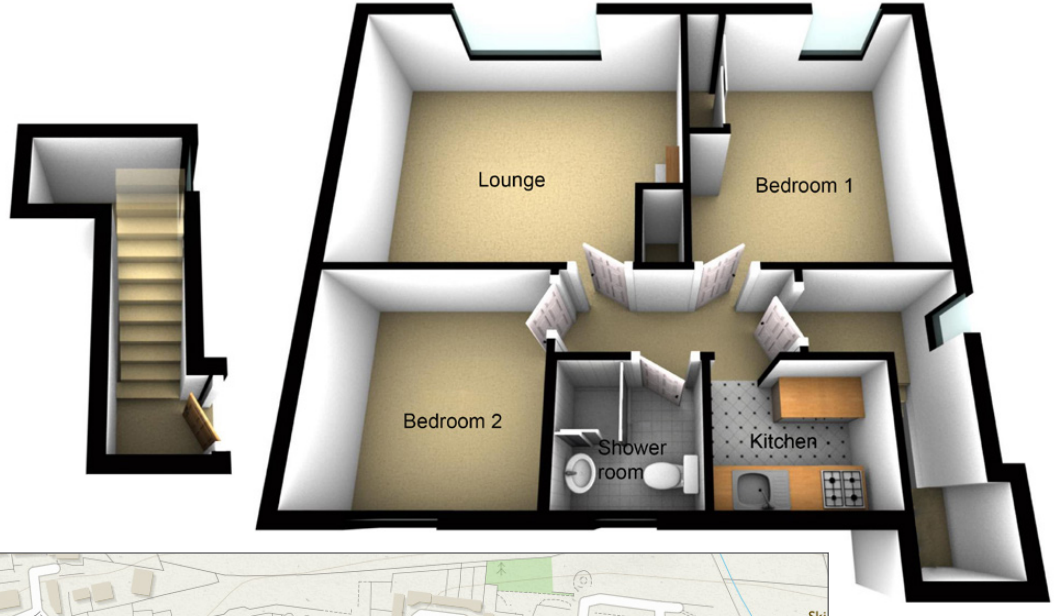
Tillicoultry is a town in Clackmannanshire. It's one of the Hillfoots villages on the A91, which runs from Stirling to St. Andrews with Tillicoultry situated at the southern base of the Ochil Hills, which provides a spectacular backdrop. The historic town of Stirling is on the banks of the River Forth 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. The train station in Alloa 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.

52 Jamieson Gardens 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, including attic space. The bright and spacious lounge is pleasantly located to the front of the property, with feature fireplace. The kitchen features a range of floor and wall mounted units with windows overlooking the rear garden. There are two good sized bedrooms which are all double in size, with the front bedroom benefitting from built-in storage and the modern, partially tiled family bathroom with shower over the bath completing the accommodation on offer. The rear garden is a good size and comes complete with a garden shed. The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate the accommodation on offer.



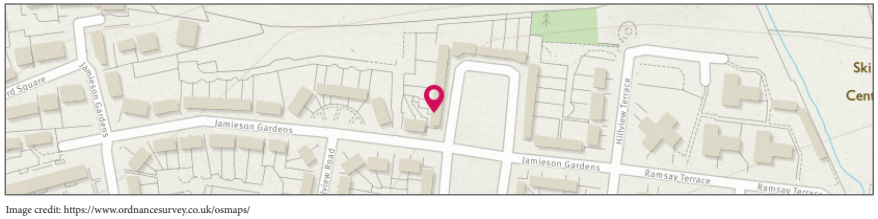


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

SPECIFICATIONS

FLOOR PLAN | DIMENSIONS | MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.80m (12'6")
Kitchen	2.52m (8'3") x 1.80m (5'11")
Bedroom 1	3.80m (12'6") x 3.18m (10'5")
Bedroom 2	2.80m (9'2") x 2.75m (9')
Shower Room	1.80m (5'11") x 1.55m (5'1")

Gross internal floor area - 54m²

EPC Rating - D

Extras
(Included in the sale)

Kitchen appliances, blinds and light fittings.

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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
LEIGH ARMOUR
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 01259 230 800 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk