





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

8 Arthur Bett Court

TILLICOULTRY, CLACKMANNANSHIRE, FK13 6DW

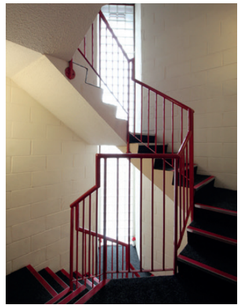
8 Arthur Bett Court
Tillicoultry

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.

This second floor flat has an abundance of high quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views over Clackmannanshire. Presented in move-in condition, the property is accessed via a secure entry system. The internal reception hall has a good selection of storage cupboards with all rooms leading off. The lounge is situated towards the front with large picturesque window flooding the room with natural light. There is a spacious kitchen to the rear with a good selection of Floor and wall mounted units. Both bedrooms are double in size and offer built-in wardrobes. The modern bathroom with stylish splashback tiling completes the accommodation on offer.

Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.















Approximate Dimensions
(Taken from the widest point)

Lounge	6.70m (22') x 3.20m (10'6")
Kitchen	2.95m (9'8") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 2.30m (7'7")
Bedroom 2	2.95m (9'8") x 2.50m (8'2")
Bathroom	2.95m (9'8") x 2.00m (6'5")

Gross internal floor area (m²)

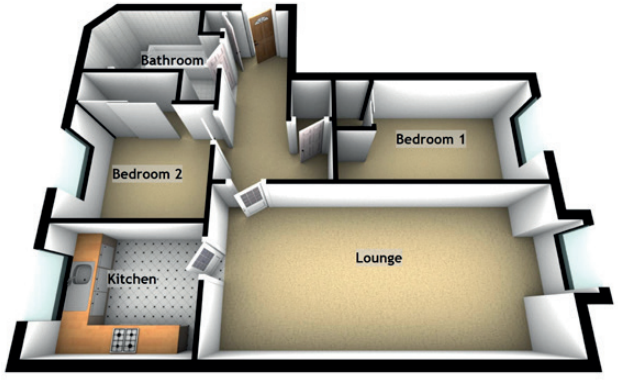
60m²

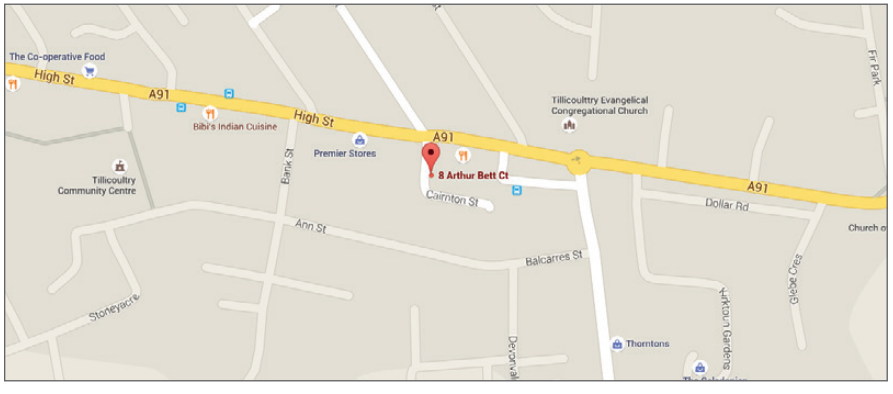
EPC Rating

C

Extras
(Included in the sale)

Floor coverings , blinds and light fittings.





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
LEIGH ARMOUR
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk