





McEwan Fraser Legal

Solicitors & Estate Agents

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28 Willison Crescent

TILLICOULTRY, CLACKMANNASHIRE FK13 6NZ

TILLICOULTRY
CLACKMANNANSHIRE

Stunning two bedroom bungalow at the foot of the Ochil Hills with a low maintenance, a south facing rear garden and a detached garage.

Willison Crescent is located in the town of Tillicoultry at the foot of the Ochil Hill. It is one of the Hillfoots Villages on the A91 which runs from Stirling to St. Andrews. Tillicoultry is situated right at the southern base of the Ochil Hills, which provide a spectacular backdrop.

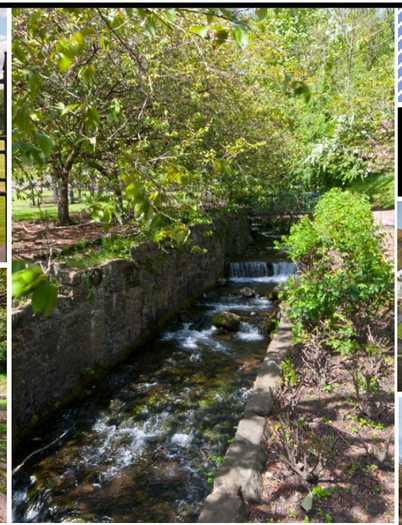
The historic town of Stirling is on the banks of the River Forth, only ten miles away, and is the gateway to the spectacular scenery of the Trossachs and beyond. The town enjoys a variety of shopping facilities including banking and Post Office services. The county of Clackmannanshire provides exceptional leisure and educational facilities. Tillicoultry Primary School is just a short distance from the property and there are also three secondary schools. 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. A train station in Alloa connects commuters to main the railway services providing rail links to Edinburgh, Glasgow, Perth and beyond. There is also a bus station which is located in the town centre, making this location ideal for commuters.











Tillicoultry Golf Course, & nearby Tillicoultry Public Park

Local park near the property & property externals











28 WILLISON CRESCENT

LOUNGE & KITCHEN

McEwan Fraser Legal are delighted to present this stunning two double bedroom bungalow in a quiet cul-de-sac location. The property has been lovingly upgraded by the current owners and is presented to the market in true walk-in condition.

Alongside the two double bedrooms, you will find a generous lounge, contemporary bathroom, well-proportioned kitchen, detached garage, private front and rear gardens, gas central heating and double glazing. The cul-de-sac setting ensures peace and quiet while a local play park provides a fantastic diversion for children. The property's position at the foot of the Ochil Hills also provides a fantastic potential for outdoor pursuits.

The property is arranged around a welcoming central hallway which creates a clear division between the entertaining space and the bedrooms. On entering, the lounge is immediately to your left. This is a spacious room with a natural warmth that comes from fantastic levels of natural light. The room is focused towards a feature fireplace and there is ample space for a large suite and additional free-standing furniture. The kitchen is immediately to the rear of the lounge and has a full range of base and wall mounted units and ample prep and storage space for an aspiring chef.

There are two double bedrooms to the right of the front door as you enter, both if which have integrated wardrobes and plenty of space to move around. The larger bedroom faces the rear of the property for that extra bit of peace and quiet. The internal accommodation is completed by the generous modern bathroom, which is tiled and boasts a three-piece suite and shower over bath.

From the front you will see that the property is set back from the road and enjoys a private front garden and a driveway leading to a detached garage at the side of the property. Moving round the side takes you to a low maintenance rear garden which is partially patio and partially laid to lawn. The rear garden has a mainly southerly aspect meaning in enjoys sun all day long.

This is must see property for those looking to take their first step on the property ladder.

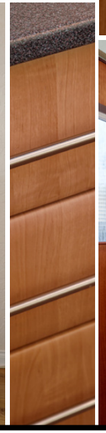


















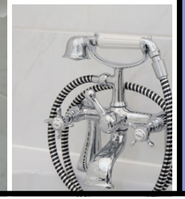






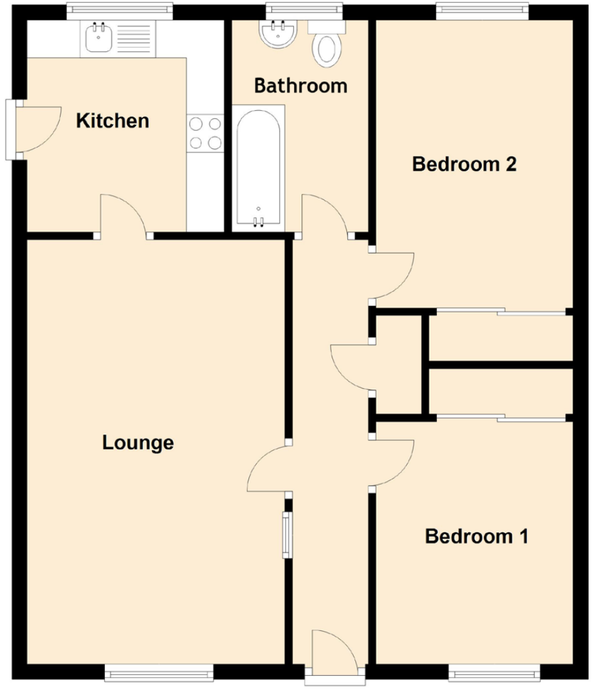






BEDROOMS ONE, TWO & BATHROOM

"...the internal accommodation is completed by the generous modern bathroom, which is tiled and boasts a three-piece suite and shower over bath...."



PROPERTY SPECIFICATIONS

Floor plan, dimensions, location

Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.40m (11'2")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 2.60m (8'6")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")

Gross internal floor area (m^2)

59m^2

EPC Rating

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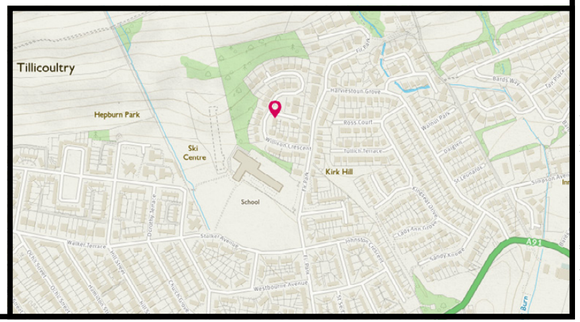


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Part Exchange Available

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GOLD
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THE SUNDAY TIMES
THE TIMES



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