

Spacious ground floor flat

Excellent first time buyers purchase







33 Weavers Way

Tillicoultry, Clackmannanshire, FK13 6BD

Scan Here!

2 BED

1 BATH

OFF STREET

ENERGY D 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

33 WEAVERS WAY

Tillicoultry, 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 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.

33 Weavers Way is a beautifully presented dual aspect ground floor flat. The property has been carefully maintained by the present owners and is in move-in condition.

Entrance to the building is via a security entry system leading into a well maintained communal stairway. The welcoming reception hall leads to all apartments within including a good sized storage cupboard. The lounge is pleasantly located to the front of the property with three full-length windows maximizing the open outlook. The modern fitted breakfasting kitchen has a full range of floor and wall mounted units with splashback tiling.

There are two double bedrooms, both with fitted wardrobes.The family bathroom with over the bath shower and splashback tiling completes the accommodation on offer.

The property further benefits from double glazing and gas central heating. The property comes with residential off street parking.









"...The lounge is pleasantly located to the front of the property with three full-length windows maximizing the open outlook..."









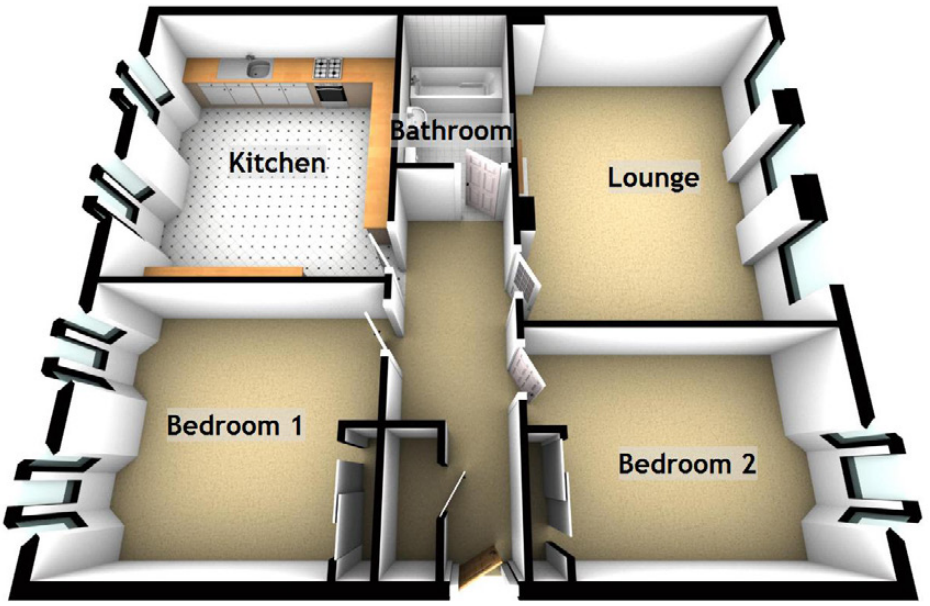












APPROXIMATE DIMENSIONS

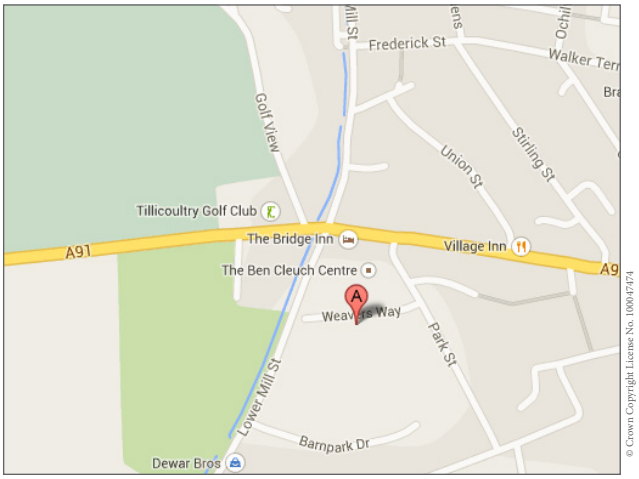
(Taken from the widest point)

Lounge	5.27m (17'3") x 4.22m (13'10")
Kitchen	4.17m (13'8") x 4.08m (13'5")
Bedroom 1	3.95m (13') x 3.41m (11'2")
Bedroom 2	3.95m (13') x 3.07m (10'1")
Bathroom	2.82m (9'3") x 1.70m (5'7")

EXTRAS

(Included in the sale)

Carpets, floor coverings, light fittings, blinds, cooker, fridge/freezer, washing machine, condenser tumble dryer and microwave.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

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.



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