



SEMI-DETACHED VILLA

CONSERVATORY

THREE DOUBLE BEDROOMS

SPACIOUS LOUNGE OPEN PLAN DINING ROOM

FITTED KITCHEN

FAMILY SHOWER ROOM



52 Ladywell Drive
Tullibody, FK10 2QS

Offers Over £134,000

Entrance

Entrance via a brown wooden door with a decorative glazed panel.

Entrance Hallway

Spacious carpeted entrance hallway with access to the kitchen, lounge and stairs to all upper accommodation.

Lounge/Diner 9'11x10'0/16'2"x 10' 7" (3.02m x 3.05m/4.92m x 3.22m)

Open-plan lounge/dining area, fully carpeted, with two double-glazed windows overlooking the front of the property. Ample space for a dining table and chairs and free-standing furniture.

Conservatory 8' 10" x 9' 2" (2.69m x 2.79m)

This conservatory features a panoramic view of the rear garden with a white upvc doors providing easy access to the outdoor space, creating an inviting area for relaxation or entertaining.

Kitchen 9' 11" x 10' 4" (3.02m x 3.15m)

Fully fitted kitchen with wood-effect wall and base units and contrasting worktops, double-glazed window overlooking the rear of the property. Undercounter washing machine and free-standing fridge freezer sold as seen.

Principal Bedroom 13' 3" x 9' 1" (4.04m x 2.77m)

The principal bedroom is fully carpeted with a double-glazed window overlooking the front of the property with fantastic views of the Ochil Hills.

Bedroom Two 9' 9" x 11' 11" (2.97m x 3.63m)

Bedroom two is fully carpeted with a built-in storage cupboard and a double-glazed window overlooking the front of the property.

Bedroom Three 9' 9" x 10' 6" (2.97m x 3.20m)

Third double bedroom fully carpeted with a double-glazed window overlooking the rear of the property, a built-in storage cupboard and ample room for free-standing furniture.

Family Shower room 6' 3" x 5' 3" (1.90m x 1.60m)

Partially tiled family shower room features a vanity sink, w.c a separate corner shower enclosure with an electric shower, and laminate flooring throughout. Various bathroom accessories and an opaque window overlooking the rear of the property.

Gardens

Private front garden with a paved pathway leading to the front entrance. Mono-bloc driveway to the side of the property to accommodate three/four vehicles. Fully enclosed rear garden with various paved seating areas, mature shrubs and trees, and a wooden shed.

Parking/Garage

The property benefits from a mono-bloc driveway to the side of the property leading to a detached single wooden garage.

Included Extras

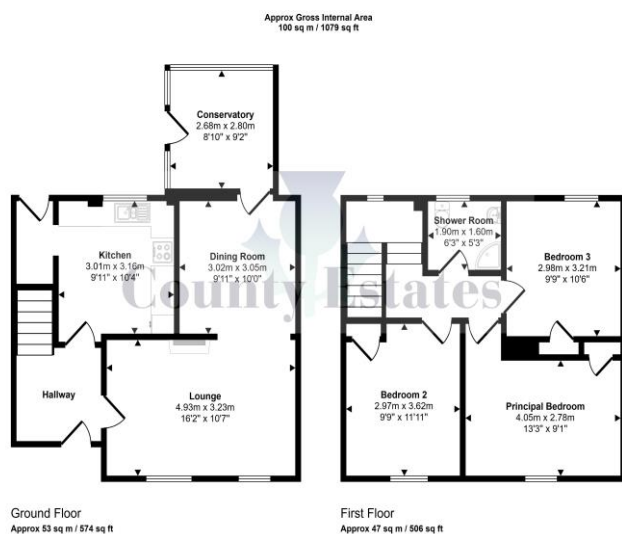
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. Free-standing electric oven. Various free-standing wardrobes and furniture, and a wooden shed in the garden.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

Home Report

To view this home report please email us on: admin@county-estates.net



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.