



**SPACIOUS MID TERRACED VILLA**

**BRIGHT AND SPACIOUS LOUNGE**

**THREE BEDROOMS**

**GAS CENTRAL HEATING/DOUBLE GLAZING**

**MODERNISED THROUGHOUT**

**FANTASTIC KITCHEN/DINER**

**STYLISH FAMILY BATHROOM**

**GARDENS & DRIVEWAY**



**12 Cunninghar Drive**  
Tillicoultry, FK13 6QB

**Offers Over £164,000**

## Entrance

Access to the property is via a brown UPVC door with a side glazed panel. Leading to;

## Entrance Hallway

The welcoming entrance hallway features oak effect herringbone style flooring and provides access to all lower accommodation and stairs to the upper level.

## Lounge

10' 10" x 18' 6" (3.30m x 5.63m)

The bright and spacious lounge features a media wall with a GR8 electric fire, oak effect herringbone style flooring and dual aspect windows overlooking the front and rear of the property.

## Kitchen/Diner

12' 9" x 18' 6" (3.88m x 5.63m)

The fantastic kitchen/diner has a great range of navy blue wall and base units with solid oak worktops and a breakfasting bar with a marble worktop. There is a built-in double oven and ceramic induction hob, a custom made bar/pantry and an integrated washing machine and space for a fridge/freezer. There is a window overlooking the front and the rear with wonderful views, vinyl flooring, a built-in cupboard which houses the electrics and a door providing access to the rear garden.

## Upper Hallway

The carpeted upper hallway provides access to all upper accommodation with a window overlooking the rear.

## Principal Bedroom

9' 4" x 12' 4" (2.84m x 3.76m)

The principal bedroom is a good sized double room with carpeted flooring, a built-in wardrobe and a window overlooking the front of the property.

## Bedroom 2

8' 8" x 9' 3" (2.64m x 2.82m)

Bedroom two has carpeted flooring, built-in wardrobes with sliding doors and a window overlooking the front of the property.

## Bedroom 3

8' 1" x 9' 0" (2.46m x 2.74m)

Bedroom three is to the rear with carpeted flooring and lovely views towards the Ochil Hills.

## Family Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

The stylish family bathroom features a white vanity sink unit, w.c and a bath with a thermostatic shower overhead. Continuing with the herringbone style flooring, an opaque window to the rear, an LED mirror, anthracite towel rail and modern wet-wall panelling.

## Gardens & Parking

The low maintenance front garden has been stone chipped and provides a driveway for off-street parking and a paved path leading to the front entrance. To the rear is a well maintained fully enclosed garden comprising of a lawn and paved patio with a pergola. There is also a wooden shed for storage. The garden enjoys wonderful views of the Ochil hills.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The double oven and induction hob, and the integrated washing machine. The GR8 electric fire in the lounge and the shed and pergola in the rear garden.

## Heating & Glazing

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



Approx Gross Internal Area  
83 sq m / 894 sq ft



Ground Floor  
Approx 42 sq m / 447 sq ft

First Floor  
Approx 42 sq m / 447 sq ft

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.