



**END TERRACE VILLA**

**SPACIOUS LOUNGE**

**MODERN KITCHEN**

**THREE BEDROOMS**

**FAMILY BATHROOM**

**PRIVATE GARDENS WITH SPECTACULAR  
VIEWS OF THE OCHIL HILLS**



**7 Braehead**  
Tillicoultry, FK13 6BG

**FIXED PRICE**  
**£149,500**



## Entrance

Entrance via a partially glazed door with co-ordinating side panels

## Entrance Hallway

8' 4" x 7' 11" (2.54m x 2.41m)

Spacious entrance hallway fully carpeted, with a built in storage cupboard.

## Lounge

11' 9" x 20' 6" (3.58m x 6.24m)

Bright spacious lounge with two double glazed windows overlooking the front and rear of the property, built in storage cupboard, this room offers ample space for free standing furniture.

## Kitchen

11' 1" x 12' 0" (3.38m x 3.65m)

Modern fully fitted kitchen with cream wall and base units, black marble effect worktop and laminate flooring throughout. Built in oven, hob and overhead extractor hood, integrated washing machine and free standing fridge freezer. External door leading to the rear garden.

## Principal bedroom

11' 5" x 11' 5" (3.48m x 3.48m)

Principal bedroom is fully carpeted with built wardrobes and vanity table, double glazed window overlooking the rear of the property.

## Bedroom Two

16' 6" x 8' 7" (5.03m x 2.61m)

Bedroom two fully carpeted with a double glazed window overlooking the front of the property with stunning views of the Ochil Hills. There is a shower and wash hand basin facilities and ample space for free standing furniture.

## Bedroom Three

8' 3" x 8' 2" (2.51m x 2.49m)

Bedroom three with a double glazed window overlooking the front of the property with stunning views of the Ochil hills.

## Family Bathroom

6' 6" x 5' 4" (1.98m x 1.62m)

Three piece family bathroom suite with various bathroom accessories and an opaque window to the rear of the property.

## Gardens

Private front garden with a paved pathway leading to the front entrance. Stunning views of the Ochil Hills. Side garden with a paved pathway leading the rear garden. Fully enclosed rear garden with a paved seating area, laid to lawn and drying area and a garden shed.

## Parking

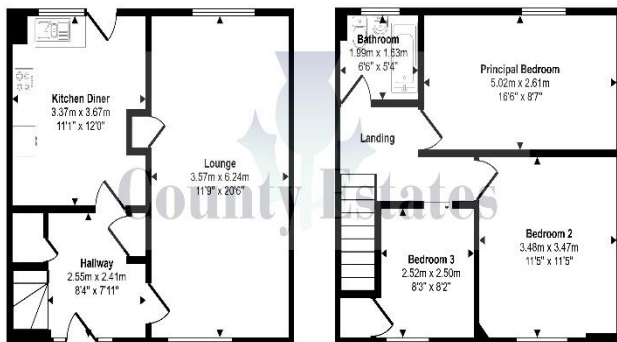
On street parking available, this property also benefits from additional parking to the side of the property.

## 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. Built in washing machine, free standing furniture fridge freezer and garden shed.



Approx Gross Internal Area  
89 sq m / 963 sq ft



Ground Floor  
Approx 45 sq m / 479 sq ft

First Floor  
Approx 45 sq m / 484 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 Measy 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.