



SPACIOUS MID TERRACED VILLA

FANTASTIC FAMILY HOME

LOUNGE WITH PATIO DOORS

LOVELY VIEWS TOWARDS THE OCHIL HILLS

REQUIRES SOME INTERNAL UPGRADES

GENEROUSLY SIZED KITCHEN

THREE GOODS SIZED BEDROOMS

FRONT & REAR GARDENS



9 Elmwood Avenue
Tillicoultry, FK13 6QD

Offers Over £135,000

Entrance

Access to the property is via a white UPVC door with side glazed panel leading to the entrance vestibule.

Entrance Vestibule

The entrance vestibule gives access to the lounge, kitchen and stairs to the upper level.

Lounge

The spacious lounge features a large window overlooking the front of the property allowing an ample flow of natural light, while the patio doors to the rear provide convenient access out to the rear garden.

Kitchen

The generously sized kitchen is currently fitted with a range of wood effect wall and base units. It features an under-counter washing machine and ample space for additional appliances. It also boasts a large under-stair storage cupboard, dual aspect windows, and a white upvc door that opens to the rear garden.

Upper Hallway

The upper hallway provides a shelved storage cupboard and gives access to the bedrooms and bathroom.

Principal Bedroom

The principal bedroom provides a window overlooking the front of the property with stunning views towards the Ochil Hills.

Bedroom Two

Bedroom two provides a single fitted wardrobe and a window overlooking the front towards the Ochil Hills.

Bedroom Three

Bedroom three to the rear of the property provides a single fitted storage cupboard and a window looking over the garden.

Bathroom

The bathroom is currently fitted with a bath with overhead electric shower, sink and toilet. There is an opaque window to the rear.

Gardens

The property features a well maintained fully enclosed front garden with a paved path leading to the entrance door. The generously sized and private rear garden, with beautiful views towards the Ochil Hills makes it the perfect place to relax. Additionally, there is a wooden shed for storage.

Heating & Glazing

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

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, blinds, curtains and curtain poles. The under-counter washing machine (No guarantees or warranties on appliances). The electric fire and surround in lounge and wooden shed in garden.



Approx Gross Internal Area
83 sq m / 898 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sticky 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.