



4 Beechwood Gardens, Tillicoultry
,Clackmannanshire FK13 6RH

Offers Over £315,000

County Estates are delighted to bring to the market this three bedroom detached villa ideally located within the highly sought after Hillfoots village of Tillicoultry.

This property comprises of; Entrance, entrance vestibule, entrance hallway, principal bedroom downstairs with stunning views of then Ochil Hills and separate shower room. Open plan kitchen/dining area, conservatory, utility room and an integral door leading to a single garage. The upper level comprises of a spacious bright lounge with spectacular views of the Ochil Hills and a beautifully maintained rear garden, two double bedrooms with storage and a family bathroom. This property benefits from a mono-bloc driveway to accommodate up to three vehicles, single garage, beautifully maintained private rear garden with various seating areas and stunning views of the Ochil Hills.

Tillicoultry is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including a variety of local shops, health centre and local Primary School. Leisure facilities include Tillicoultry Golf Club, a driving range, a dry ski slope and Sterling Mills Retail Outlet Centre. Tillicoultry is also close to the road and rail networks, providing easy access throughout the Central Belt and the larger cities of Stirling, Edinburgh, Glasgow and Perth.



Entrance Hallway

Access to the property is via a grey composite part-glazed decorative door.

Entrance Porch

3' 10" x 6' 2" (1.18m x 1.89m)

The entrance porch has built-in storage with modern tiled effect flooring and a further door leading to the entrance hallway.

Entrance Hallway

The elegant entrance hallway offers a welcoming ambiance and practical understairs storage solutions, while providing access to the kitchen/diner, utility room, conservatory, principal bedroom, shower room and the staircase leading to the upper level, all enhancing the home's functionality and style.

Principal Bedroom (Downstairs)

10' 11" x 11' 8" (3.34m x 3.55m)

The generous sized principal bedroom is located downstairs and overlooks the side of the property with built-in storage and stunning views of the Ochil Hills.

Shower Room (Downstairs)

7' 3" x 4' 1" (2.20m x 1.25m)

The fully tiled shower room features a vanity sink unit, w.c and a walk-in shower enclosure with an overhead shower and mixer tap.



Open Plan Kitchen/Dining Room

8' 5" x 25' 0" (2.56m x 7.63m)

The fantastic, fitted kitchen/diner features a stylish range of matt white wall and base units with complementary worktops, a breakfast bar, creating a modern and functional space. Equipped with a built-in oven and microwave, induction hob, and integrated dishwasher. A window overlooking the side garden and bi-folding doors in the dining area provide direct access to the conservatory and scenic views.

Conservatory

14' 10" x 12' 6" (4.51m x 3.81m)

Spacious conservatory with tile flooring throughout, French doors that connect the room to the rear garden, creating a bright, airy space ideal for relaxation or outdoor access.

Utility room

10' 6" x 5' 10" (3.19m x 1.79m)

The utility room has a double-glazed window to the front of the property with ample built-in storage, a built-in washing machine and a separate tumble dryer. Free standing american style fridge/freezer is a separate negotiable. Integral door leading to a single garage.

Garage

15' 11" x 8' 9" (4.85m x 2.67m)

The property has an integral garage with ample storage space and double-glazed window overlooking the side of the property.





Upper Hallway

Bright and spacious fully carpeted upper hallway with built-in storage. A large Velux window gives an abundance of natural light, enhancing the bright and airy atmosphere. Access to all upper accommodation.

Lounge (Upstairs)

20' 0" x 15' 10" (6.1m x 4.83m)

This spacious lounge is fully carpeted with an inviting atmosphere, two Velux windows that fill the room with natural light. Its expansive layout provides plenty of space for relaxation and entertaining, perfect for family gatherings or hosting guests while enjoying views of the rear garden and Ochil Hills.

Bedroom Two (upstairs)

10' 10" x 9' 6" (3.29m x 2.9m)

Bedroom Two is fully carpeted with built-in storage and a Velux window overlooking the side of the property with spectacular views of the Ochil Hills.

Bedroom Three (upstairs)

10' 8" x 9' 6" (3.26m x 2.90m)

Fully carpeted third double bedroom on the upper level with a Velux window overlooking the side of the property and a built-in storage cupboard.

Family Bathroom

8' 6" x 5' 7" (2.60m x 1.69m)

Beautiful family bathroom fully tiled, a roll top bath, vanity sink unit and W.C. Various bathroom accessories and an opaque window overlooking the side of the property.

Gardens

Mono-bloc driveway to the front, dual access to the rear via a paved pathway. Private rear garden with various seating areas, decorative stone chips, drying area and mature shrubs and trees.



Parking/ Garage

The property benefits from a fully monoblocked front garden that provides off-street parking for two to three cars and access to a single garage.



Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtains. The built-in oven and microwave, induction hob, integrated dishwasher in the kitchen, and the washing machine and tumble dryer in the utility room. (All appliances are sold as seen)

Heating & Glazing

The property benefits from double glazing and a newly installed gas central heating system.

Home Report

To view this home report please email us on:

admin@county-estates.net

Negotiable Extras

American-style fridge freezer in the utility room, conservatory furniture, bedroom furniture in bedroom two, and various other furnishings throughout the property are up for negotiation.

