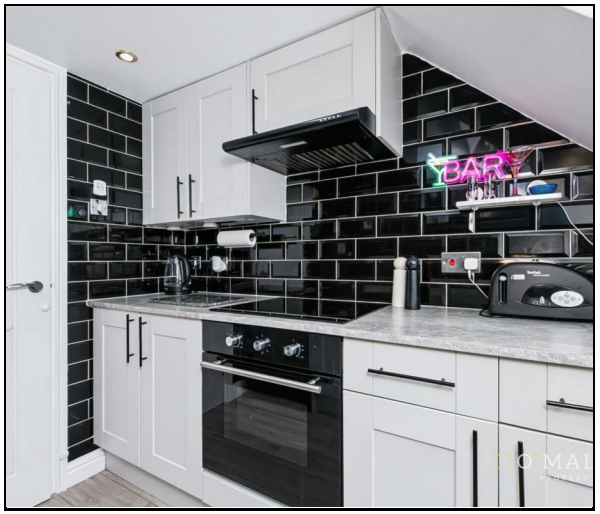


O'MALLEY

7 Weavers Way
Tillicoultry, FK13 6BD

omalleyproperty.com
01259212337







Description

£5,000 below home report value

O'Malley Property are delighted to present this well presented one-bedroom upper flat starter home located at Weavers Way, Tillicoultry.

A bright hallway welcomes you into the property and leads through to all rooms.

The lounge is a generous and versatile space, benefitting from a large Velux window that floods the room with natural light, alongside a further window with an open outlook over the surrounding Ochils. The room comfortably accommodates a seating area and has been thoughtfully arranged to also provide a home office space.

The kitchen is fitted with a stylish range of light grey wall and base units, complemented by a contrasting black metro tiled splashback and grey stone-effect worktops. The kitchen also benefits from a further Velux window.

The master bedroom is a charming space with a sloped ceiling and Velux window, offering ample space for freestanding furniture.

Completing the accommodation is a well presented bathroom, comprising WC, wash hand basin, shower and mirrored storage cabinet, finished with stone-effect tiling.

Externally, the property benefits from access to a well maintained communal garden, a lovely spot to enjoy the outdoors without the upkeep of private garden maintenance.

“Spacious Property”

Lounge
15'10" x 6'11"

Kitchen
9'1" x 7'7"

Master Bedroom
9'1" x 9'1"

Bathroom
9'1" x 5'6"

Fixtures & Fittings
All fitted carpets and floor coverings are included with the sale. (ask agent for further details)

Home Report
The home report is available upon request. Contact our team today.

Property Misdescriptions Act
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

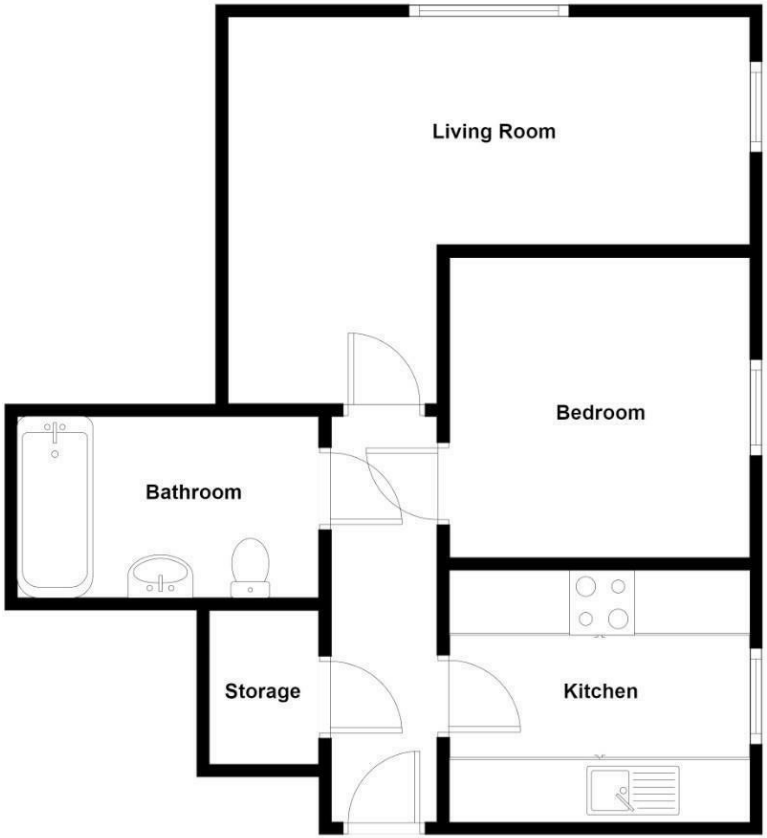
Location
Tillicoultry is a popular Hillfoots village nestled at the foot of the Ochil Hills in Clackmannanshire, offering residents a fantastic balance of scenic surroundings and everyday convenience. The town has a good range of local amenities, including shops, cafes, primary schooling and healthcare services, with Alloa and Stirling both within easy reach for a wider choice of retail, leisure and commuting options. Outdoor enthusiasts are particularly well served here, with the Ochil Hills providing excellent walking and hiking opportunities right on the doorstep. Tillicoultry also benefits from good transport links, including regular bus services, making it a well connected base for those working further afield.





Offers Over £84,995

Viewing 9am - 9pm 7 days a week



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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