



3 Walnut Park, Tillicoultry, Clackmannanshire, FK13 6QY

Beautifully Presented and Spacious, Three-Bedroom, Semi-Detached Family Home

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Property Description

Beautifully presented and spacious, three-bedroom, semi-detached family home, with gardens, a multi-vehicle driveway and a detached garage. Located in a quiet and established residential area at the foot of The Ochil Hills, on the outskirts of Tillicoultry, Clackmannanshire.

Comprises an entrance hall, living room, dining/kitchen, three double bedrooms, and a family bathroom.

Finished in contemporary decor throughout, ready-to-move-in - with a quality integrated kitchen, modern bathroom, and superb views. In addition, there are upgraded internal doors and lighting, double glazing, gas central heating, and excellent storage.

The rear garden includes a lawn and wood-decked patio, and a generous powered garage offers further storage.

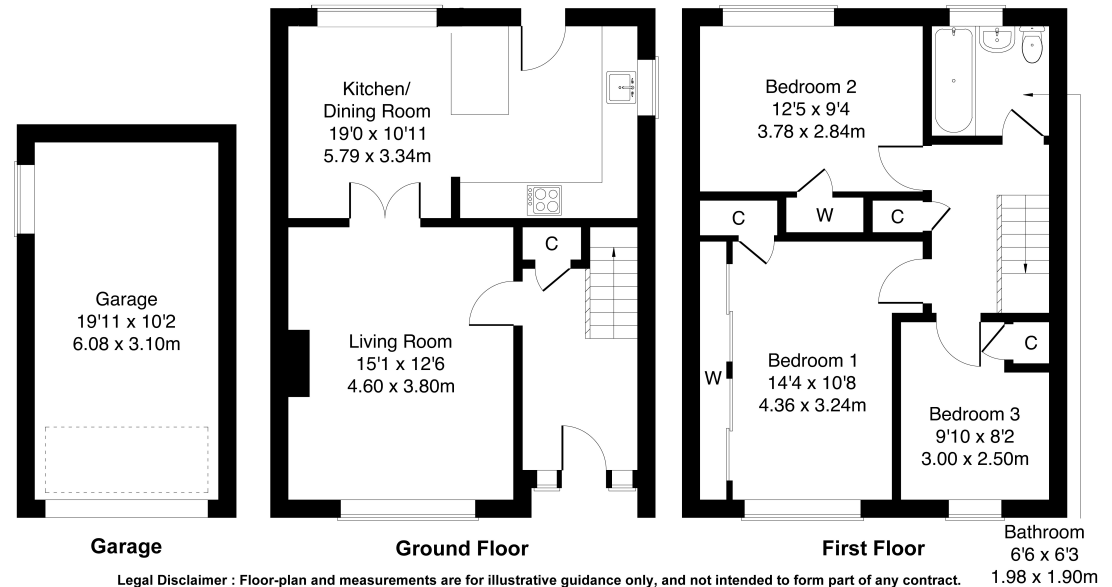
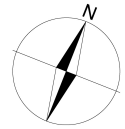
The bright and welcoming entrance hall leads to carpeted stairs and provides access to all ground-floor accommodation. The spacious living room offers a comfortable setting for everyday family life, featuring soft carpeted flooring, a wall-mounted TV point, a fireplace as a charming focal point, and tasteful neutral décor. A large window fills the room with natural light, creating a warm and inviting atmosphere. Double doors open into the modern kitchen and dining area, designed with both functionality and style in mind. The space features tiled flooring, wood-effect worktops, a matching splashback surround, and contemporary spotlighting. A ceramic sink with a drainer and mixer tap complements the design, while a patio door provides direct access to the rear garden, ideal for indoor-outdoor entertaining. Integrated appliances include a washing machine, fridge, dishwasher, oven, and a gas hob with a canopy above.

Upstairs, the well-proportioned principal bedroom offers carpeted flooring, a central light fitting, a built-in wardrobe with sliding doors, and an additional built-in storage cupboard, providing excellent storage space. Two further bright and comfortable carpeted bedrooms also include built-in storage cupboards, making them perfect for family living or home office use. Completing the home, the stylish three-piece family bathroom features tiled flooring, a stone-effect splashback surround, spotlighting, a shower over the bath, and a ladder-style radiator. Throughout the property, there is generous storage provision, ensuring the home remains practical as well as beautifully presented.



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Approximate Gross Internal Area: (1206 sq ft - 112 sq m.)



Area Description

Set at the foot of the dramatic Ochil Hills, Tillicoultry is a charming Clackmannanshire town offering a picturesque setting and a strong sense of community. Surrounded by beautiful countryside, yet conveniently positioned around 12 miles from Stirling and within easy reach of Perth, Dunfermline and Edinburgh, it provides an ideal balance of rural tranquillity and excellent transport links. The town is a haven for outdoor enthusiasts, with scenic walks through Tillicoultry Glen, nearby golf courses, and the surrounding Ochil Hills offering endless opportunities for hiking, cycling, and nature exploration. Tillicoultry benefits from a good range of local amenities, including independent shops,

cafés, restaurants, and everyday conveniences along its traditional High Street. Sterling Mills Outlet Shopping Village adds further retail choice, while nearby Alloa and Stirling provide additional leisure and entertainment options. Families are well served by reputable local schooling, and the town's friendly atmosphere makes it an attractive choice for a wide range of buyers. Regular bus services and easy access to the A91 ensure excellent connectivity across the Central Belt, making Tillicoultry a desirable location for both commuters and those seeking a peaceful lifestyle in scenic surroundings.





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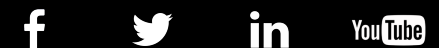
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