



52 Weavers Way, Tillicoultry

£90,000



52 Weavers Way

Tillicoultry, Tillicoultry

Ground floor, one bedroom flat within a converted mill in Tillicoultry, featuring high ceilings, large windows, a spacious lounge, fitted kitchen, great parking and close to local amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

Factor Fee: TBC



Hallway

16' 10" x 6' 11" (5.12m x 2.10m)

A bright and welcoming entrance hallway featuring high ceilings and a central set of spotlights, creating a light and airy first impression. The space is finished with laminate flooring and fresh neutral décor. The hallway provides convenient access to the bedroom, bathroom, kitchen and lounge, and further benefits from a large storage cupboard, ideal for coats and household items.

Bedroom

13' 3" x 7' 4" (4.04m x 2.23m)

A spacious bedroom featuring high ceilings and a large rear facing window that allows for an abundance of natural light. The room is finished with laminate flooring and fresh décor, creating a bright and comfortable space. Further benefits include a built-in double mirrored wardrobe providing excellent storage, along with ample space for additional free standing furniture.

Bathroom

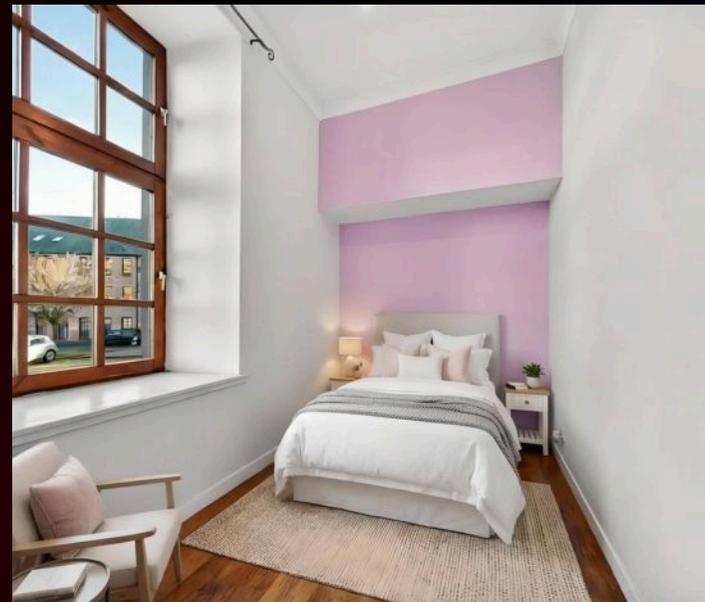
6' 6" x 5' 6" (1.98m x 1.68m)

A well-proportioned bathroom fitted with a white three-piece suite comprising a WC, pedestal wash hand basin with mixer tap, and a bath with mixer tap and electric shower overhead. Additional features include tiled flooring, a large wall mounted mirror, a small feature shelf for toiletries, and a central light fitting. The room is finished in neutral décor, creating a bright and practical space.

Kitchen

10' 4" x 7' 1" (3.14m x 2.16m)

A spacious kitchen featuring high ceilings and a large rear-facing window, allowing for plenty of natural light. The room is fitted with a range of wall and base units providing ample storage, along with laminate flooring and a central set of spotlights. Appliances include an integrated electric hob and oven with extractor hood above, as well as a stainless steel sink and drainer with mixer tap. A fridge/freezer and washing machine are also included, both gifted by the current owner. The kitchen further benefits from space for additional free-standing furniture.

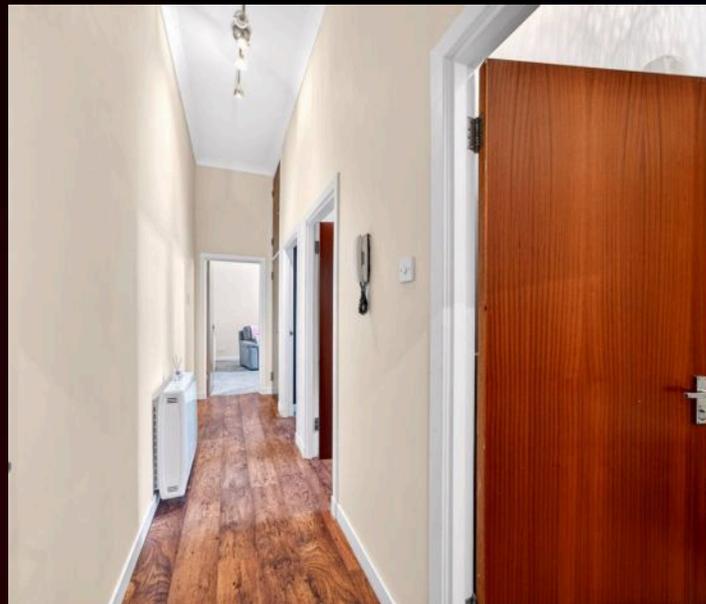
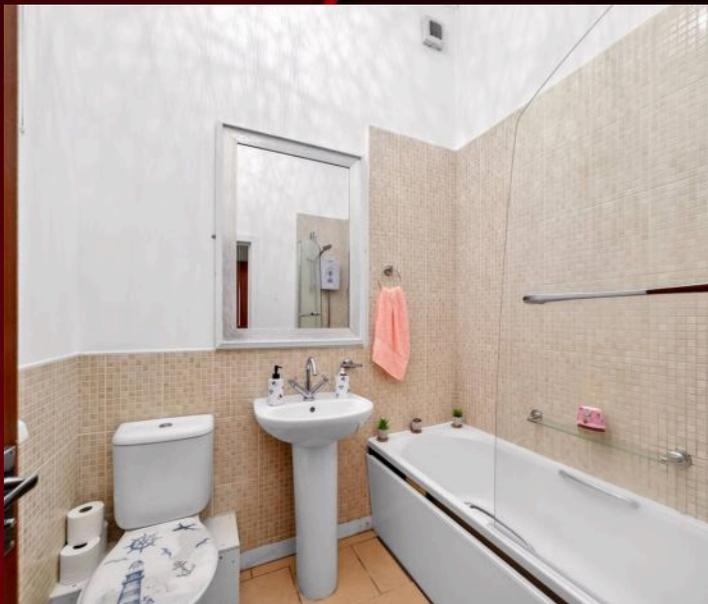




Lounge

17' 0" x 12' 5" (5.19m x 3.79m)

A spacious and bright lounge featuring high ceilings and two large windows to the rear and side, allowing for an abundance of natural light. The room is finished with carpet flooring, a central feature light fitting, and fresh neutral décor. There is ample space for a range of free-standing furniture, creating a comfortable and versatile living area.





YARD

A communal area adjacent to the flat featuring a small grassy area to one side, with a designated space for rubbish and recycling bins on the other.

OFF STREET

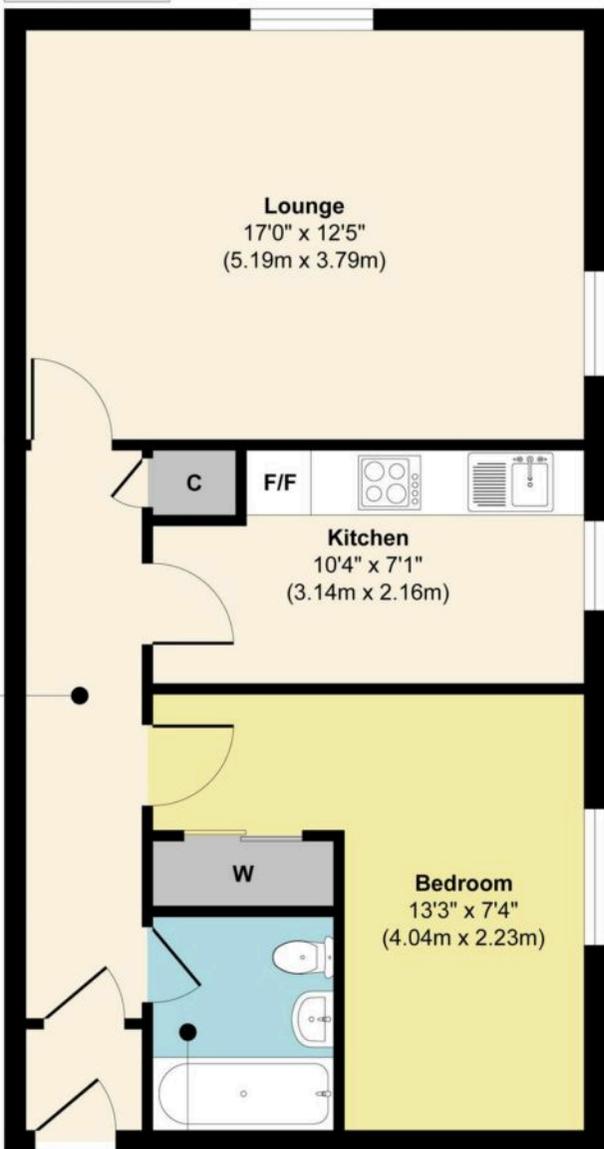
1 Parking Space

Large communal parking area



52 Weavers Way, Tillicoultry, FK13 6BD

Hallway
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(5.12m x 2.10m)



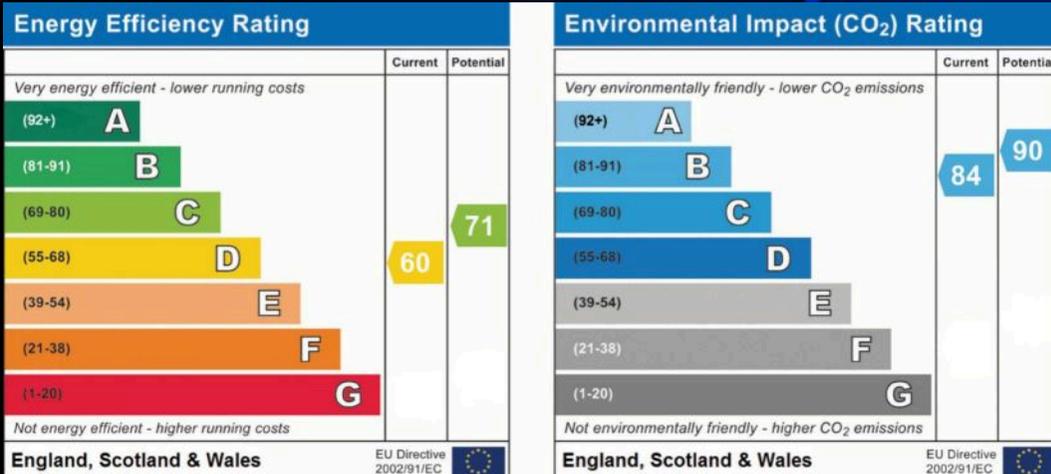
Floor Plan

Bathroom
6'6" x 5'6"
(1.98m x 1.68m)

Approx. Gross Internal Floor Area 560 sq. ft / 52.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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