



O'MALLEY

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8 Lady Ann Grove  
Tillicoultry, FK13 6RF

[omalleyproperty.com](https://omalleyproperty.com)  
01259212337



## Description

**\*\*CLOSING DATE ON FRIDAY 10TH MAY AT 2PM \*\***

Introducing this charming four-bedroom detached house, situated in the serene neighborhood of Lady Ann Grove in Tillicoultry, offers an inviting atmosphere with its modern design and functional layout.

As you enter, you're greeted by a spacious and well-lit hallway that leads into a generously sized living room, featuring large windows that bathe the space in natural light.

The kitchen is equipped with ample countertops and sleek cabinetry, perfect for preparing family meals or entertaining guests. The kitchen extends into a dining area, creating an ideal environment for entertaining guests. Additionally, there is a convenient downstairs shower room.

The house boasts four beautifully appointed bedrooms. The master suite is fitted with built-in storage cupboards whilst the additional bedrooms offer plenty of space for family members or guests.

Externally, the house benefits from a beautifully landscaped garden that provides a private and serene outdoor space, with views of the Ochil Hills. A driveway and an detached garage offer ample parking and storage solutions.



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**“Spacious Property”**

## Location

Located in a peaceful cul-de-sac, this home is just a short drive from local amenities, schools, and scenic walking paths, making it an ideal choice for families looking for a blend of comfort and convenience in a picturesque setting.

## Living Room

19'3" x 11'9"

## Kitchen

10'7" x 8'5"

## Dining Room

10'7" x 10'5"

## Bedroom 1

12'0" x 10'1"

## Bedroom 2

10'11" x 10'5"

## Bedroom 3

10'11" x 8'6"

## Bedroom 4

12'0" x 6'9"

## Shower Room

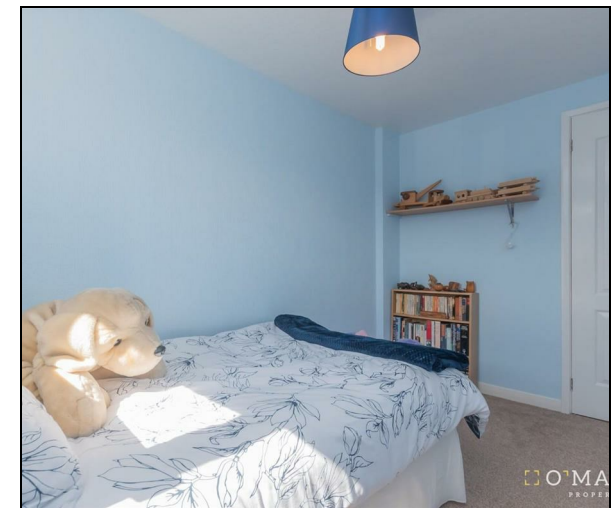
8'1" x 6'0"

## Bathroom

6'0" x 5'5"

## Home Report

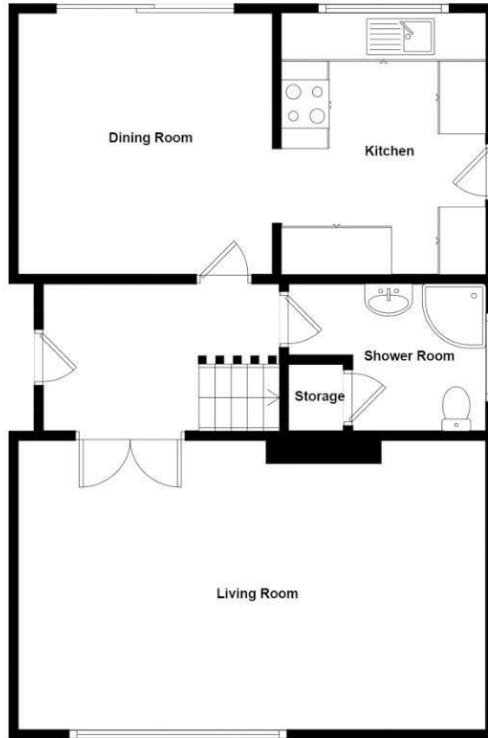
The home report is available upon request.



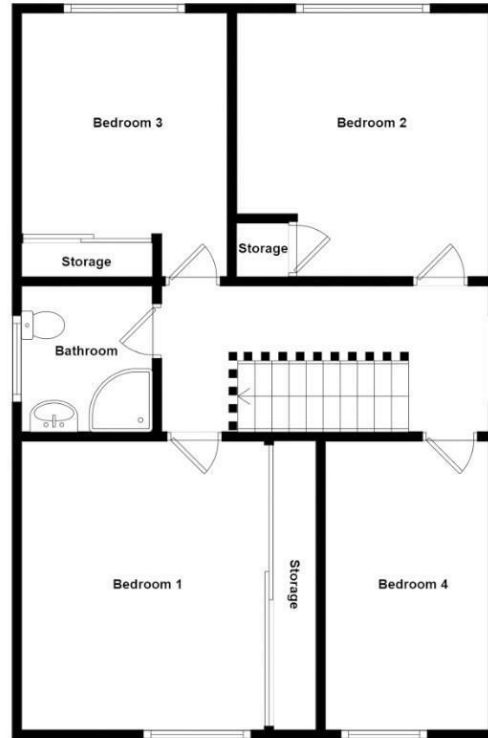
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Ground Floor



1st Floor



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