

21 ARTHUR BETT COURT, TILlicOUNTRY FK13 6DW

HARPER & STONE
ESTATE & LETTING AGENTS





21 ARTHUR BETT COURT

TILlicoulTRY, FK13 6DW

PROPERTY FEATURES

- Lovely top floor 2 bedroom flat circa 1994 located in the heart of Tillicoultry
- Approximately 50 squares meters of living space
- Well equipped kitchen
- Bright and spacious lounge/diner
- Two bedrooms featuring fitted wardrobes
- Stunning views towards the Ochil Hills
- Private unallocated parking
- Close to local amenities and travel links
- Early viewing advised

Harper and Stone are delighted to bring 21 Arthur Bett Court to the open market. This appealing top floor flat offers a wonderful opportunity to acquire a cosy and comfortable home, ideally suited to first time buyers, couples or those looking to downsize. Conveniently positioned close to local shops, everyday amenities and excellent bus links, the property combines practical living with beautiful surrounding scenery.

The Accommodation is Presented as Below:

Third Floor: Entrance Hall, Lounge, Kitchen, Two Bedrooms and a Bathroom.

The property is accessed via a secure entry system from the residents' car park, with a communal stairwell leading to the top floor. Upon entering, a welcoming hallway provides access to the accommodation and features two useful storage cupboards with one housing the electric consumer unit. Loft access is also available from the hallway, providing additional practical storage potential.

One of the standout features of this lovely home is the bright and spacious lounge/diner, where a large window perfectly frames the stunning, uninterrupted views towards the Ochil Hills. Flooded with natural light, this inviting space provides the ideal setting for relaxing. It offers ample room for comfortable lounge furnishings alongside a small dining table, creating a versatile living area that makes the most of the attractive outlook.

The kitchen is thoughtfully laid out, offering ample cupboard and worktop space to accommodate everyday cooking. Integrated appliances include an electric oven and hob, while the freestanding fridge freezer and washing machine can be included in the sale as a gesture of goodwill if desired.

Bedroom One is a comfortable double room featuring fitted wardrobes. Bedroom two is a well proportioned single room, also benefiting from fitted wardrobes.

Completing the accommodation is the bathroom, which is generously proportioned and fitted with a bath and overhead electric shower, wash hand basin and WC.



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Externally, the property benefits from access to a private residential car park, with parking available on an unallocated basis. The surrounding area offers convenient access to local shops and amenities, while the nearby bus station provides useful transport connections for commuting and travelling further afield.

Offering comfortable accommodation, useful storage, convenient transport links and a particularly attractive outlook towards the Ochil Hills, this delightful flat is suited to those stepping onto the property ladder, seeking a manageable home or looking for a property in a convenient location.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation: [///cork.party.touches](http://cork.party.touches)

Council Tax Band B
EER Band D

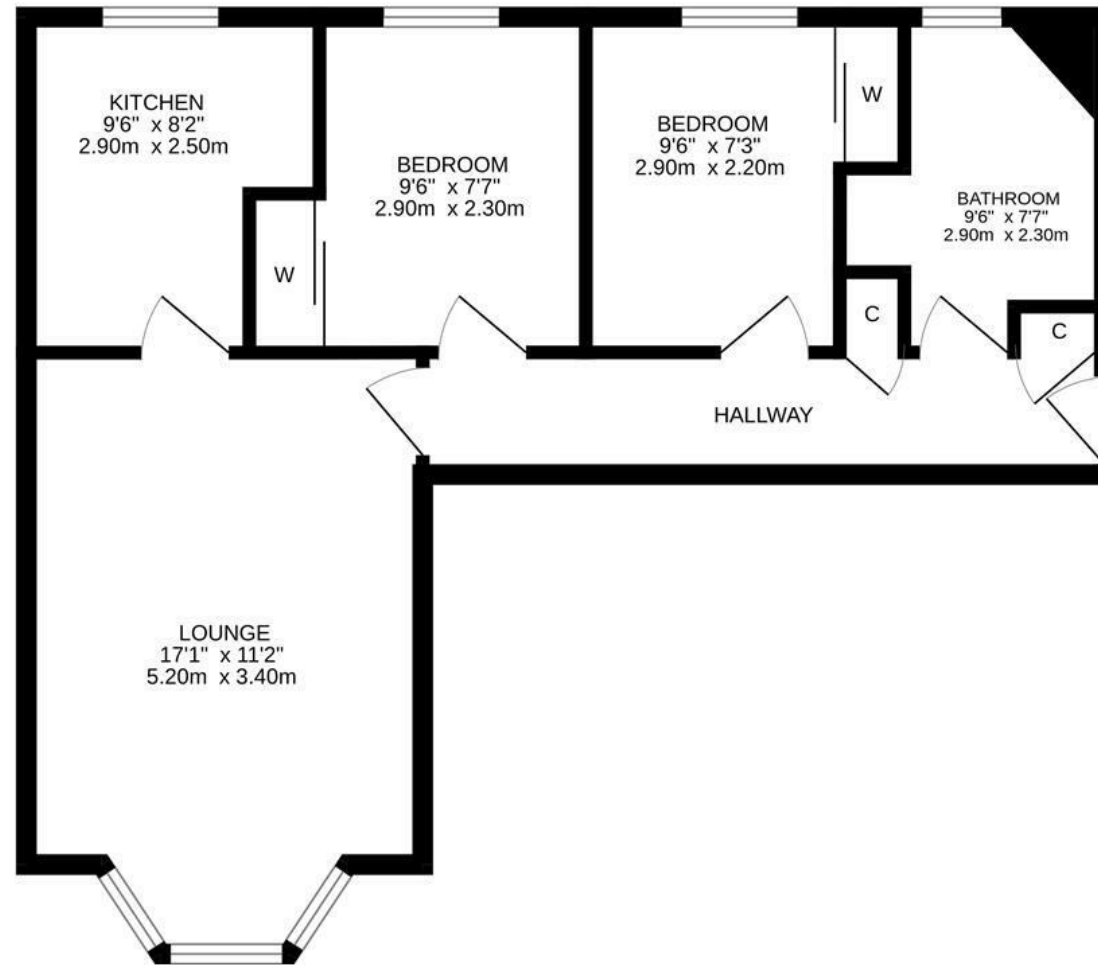
Water: Mains
Sewage: Mains
Heating: Electric

Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



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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