



**18 FIR PARK, TILlicOUNTRY, FK13 6PX**

**OFFERS AROUND £56,000**

**Russel+Aitken**  
solicitors and estate agents

**GENERAL DESCRIPTION:**

This three bedroomed GROUND FLOOR property forms part of four similar styled quarter villas within a popular residential location. All on one level, the accommodation which would benefit from some upgrading and cosmetic attention currently comprises L-shaped reception hall with ample storage, lounge, kitchen, three bedrooms and bathroom. Gas central heating has been installed. To front and rear are partly enclosed garden grounds.

Local amenities cater for most daily needs with more extensive services to be found at either Stirling or Alloa. For those needing to commute there is ready access to many other areas of commerce whilst schooling for all ages is close to hand. Sporting, leisure and recreational pursuits abound while for those who seek a slower pace of recreational activities the town has a number of bars, restaurants and hotels offering a wide range of culinary choices.

**TRAVEL:**

Upon entering the High Street from Dollar Road end, turn 1st right into Hill Street and then 1st right again into Stalker Avenue. Take the 4th turning on your right into Fir Park and No 18 is on your right hand side towards the end.

**MEASUREMENTS:**

Lounge: 14'3 x 13'11 (4.3m x 4.2m)

Kitchen: 12'10 x 10'7 (3.9m x 3.2m)

Bedroom 1: 14'04 x 8'11 (4.3m x 2.7m)

Bedroom 2: 10'7 x 10'7 (3.2m x 3.2m)

Bedroom 3: 10'05 x 9'11 (3.1m x 3.0m)

**VIEWING:**

Strictly by appointment through our Property Department on 01259 723201.

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

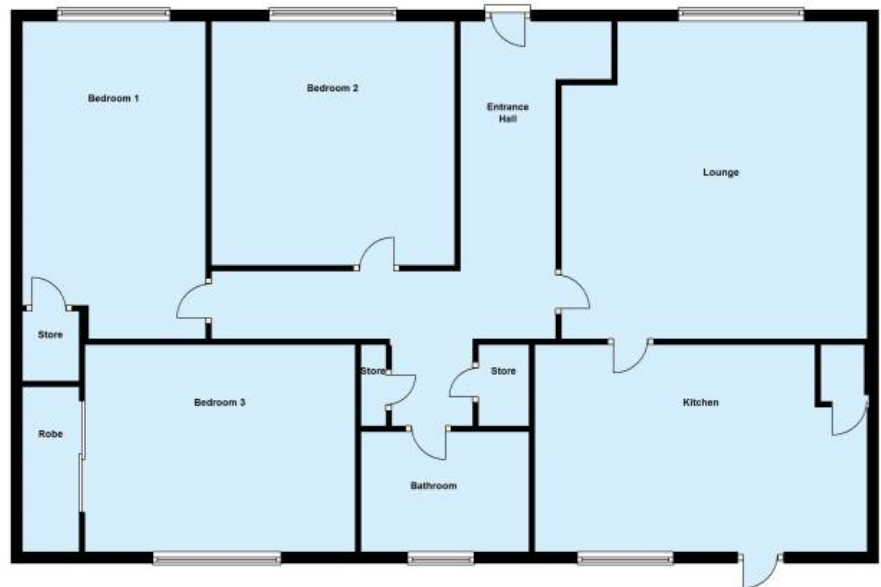
Band 'A' - £1,027.71

**REF:**

KMcL/A1130

**HOME REPORT:**

A Home Report is available for this property.







**DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

**HOUSE SALES:**

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.



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