





Nestled in a well-established residential area of Stirling, this fantastic house offers a spacious and versatile living environment. Perfect for first-time buyers, families, or investors, this home caters to a wide range of needs. Lorna MacDonald and RE/MAX Property are delighted to bring this charming 3-bedroom property to the market.

Stirling, a historic city in Scotland, offers a blend of urban and rural living. It boasts abundant green spaces, including the scenic King's Park and the expansive Stirling University campus. Amenities are plentiful with shopping centers, restaurants, and cultural sites like Stirling Castle. Excellent transport links include frequent trains to Glasgow and Edinburgh, as well as convenient road connections via the M9 and M80 motorway networks. Schools in Stirling are highly regarded, with options ranging from well-rated primary schools to renowned secondary institutions.

Front Garden

The welcoming approach is paved, with a small planted bed, leading to the front door. A separate single garage is situated at the front of the property, with on-street parking.

Entrance Hallway

Entry to this inviting hallway is through a partially glazed UPVC door, with natural light warmly illuminating the space. The hallway features magnolia-painted walls and laminate flooring, creating a welcoming ambiance. Additional storage is available under the stairs, along with a built-in cupboard with shelving. The hallway is complete with two ceiling lights, a radiator, power points, and a smoke detector.

Lounge Diner

25' 9" x 10' 11" (7.85m x 3.33m)

This spacious main living area boasts vibrant decor, featuring three lime green papered, and one magnolia papered wall, and carpeting flooring. Natural light floods the room through a front window and sliding patio doors at the rear, further enhanced by two ceiling lights. The room is equipped with two radiators, a smoke detector, and power points for convenience.

Living Level Toilet

6' 2" x 3' 2" (1.89m x 0.96m)

This essential room for modern day living has been decorated with magnolia painted walls and vinyl to the floor, with white tiles behind the sink complimenting this. The suite comprises of a close coupled toilet and a wall hung sink. A skylight fills the space with natural light, complimented by a ceiling light.

Kitchen

12' 2" x 6' 8" (3.71m x 2.02m)

This neutral kitchen is well-appointed with numerous wall and floor-mounted units featuring cream and wood frontages, complemented by coordinating wood-effect work surfaces and a tiled splashback. The cream-painted walls and cream vinyl flooring enhance the bright and airy ambiance. Included in the sale is an under-counter oven and a built-in four-ring electric hob. The kitchen also offers space for an under-counter fridge and washing machine. Natural light streams in through the window and glass door at the rear of the property, further illuminated by a ceiling light. The sink area includes a stainless steel sink and a half with a drainer and mixer tap. A radiator and power points complete this functional space.

Stairs and Landing

The décor continues with magnolia painted walls and carpeted flooring. There is a window to the side, allowing natural light into this space. A built in cupboard provides shelved storage space. There is a ceiling light, a smoke detector, a radiator and an attic hatch to complete this area.

Primary Bedroom

14' 10" x 9' 8" (4.53m x 2.94m)

This spacious room has peach painted walls and carpet to the floor. A window to the front of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are also provided.

Bedroom Two

9' 4" x 10' 11" (2.85m x 3.34m)

This great second double room has been finished with magnolia painted walls and a carpeted floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. There is an integrated wardrobe providing hanging and shelving space. Power points, a radiator and an attic hatch finish off this room.





Bedroom Three

11' 9" x 7' 11" (3.59m x 2.42m)

This additional third double bedroom features beige walls and carpet flooring, creating a cozy and neutral atmosphere. A front-facing window allows natural light to brighten the space. The room includes an integrated over-stair cupboard for extra storage. It is equipped with power points, a ceiling light, and a radiator.

Shower Room

6' 3" x 6' 8" (1.90m x 2.02m)

This modern shower room features sleek white sparkle wet wall panels, complemented by a papered accent wall and vinyl flooring. A rear-facing window allows natural light to fill the space, enhanced by a ceiling light. The suite includes a shower unit with an electric shower, a close-coupled toilet, and a pedestal sink. Additionally, the room is equipped with a radiator.

Rear Garden

This impressive outdoor space features a paved area near the property, with the remainder of the garden finished with decorative stones. The enclosed garden offers a perfect setting for relaxation or entertaining, with a beautiful view overlooking the field beyond.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

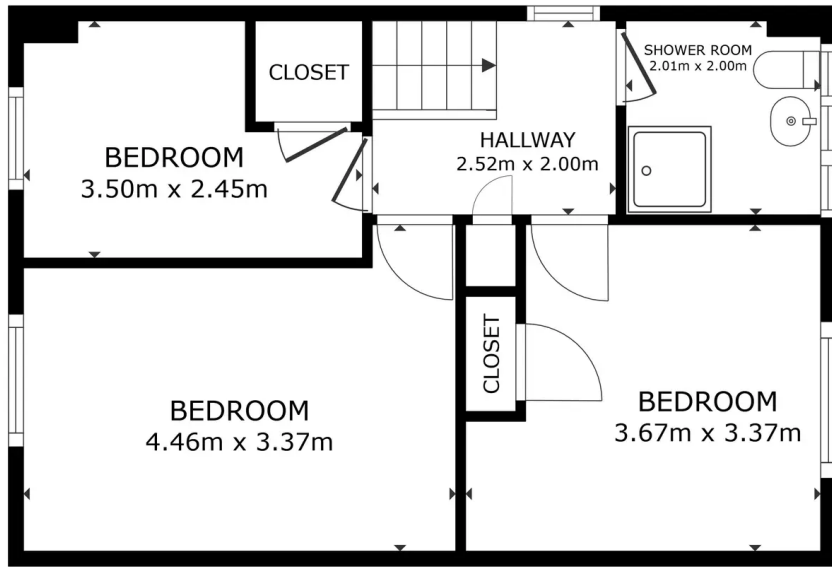
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

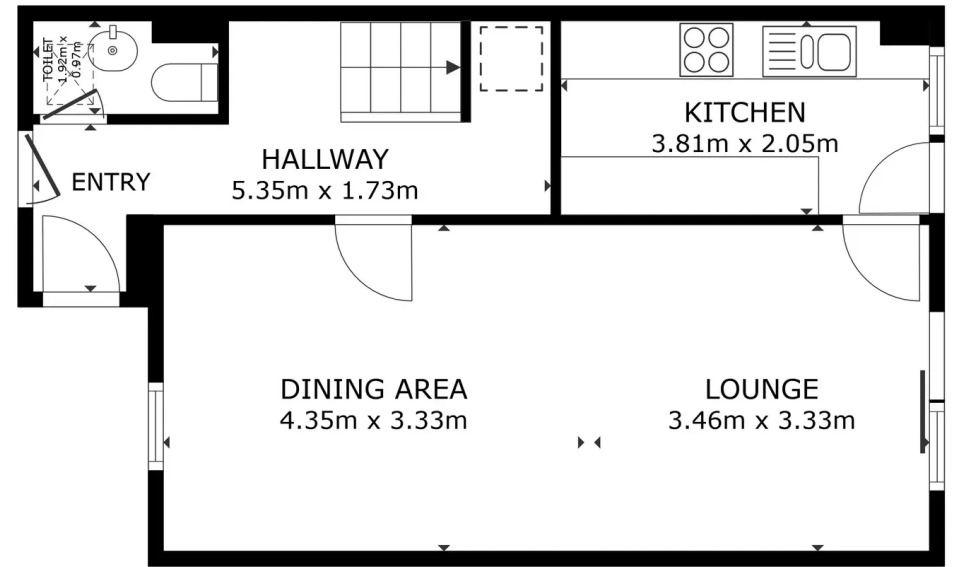
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 47.1 m² FLOOR 2 45.1 m²
 TOTAL : 92.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 47.1 m² FLOOR 2 45.1 m²
 TOTAL : 92.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.