





## 7 Curlers Loan, Stirling

Welcome to Curlers Loan. This three bedroom semi-detached home is thoughtfully positioned within a peaceful residential setting, this property offers a wonderful opportunity for a new owner to make it their own and enjoy comfortable modern living.

As you arrive at the property, you're welcomed by a neat front garden bordered by timber fencing, with a paved path leading you to the modern front door beneath a covered entrance, giving a clean and contemporary first impression.

Step inside and you enter straight into the main living space, a bright, stylish lounge. The modern grey wood effect flooring runs throughout the ground floor, complemented by crisp neutral décor that makes the space feel light and inviting. The staircase is positioned neatly within the room, finished with soft grey carpeting and white balustrades, keeping the overall look cohesive and modern. It's a comfortable and well proportioned living area, ideal for relaxing in the evenings or entertaining guests.

Moving through towards the rear of the home, the layout flows naturally.

On your left hand side, you'll find the downstairs WC. This is fitted with a modern white toilet and wash hand basin with vanity storage below, a practical and convenient addition for both guests and day to day living.

On the right hand side, there's a generous storage cupboard which is perfect for coats, shoes and keeping everything neatly tucked away.

Continue through and you step into the kitchen diner, which really feels like the heart of the home. The kitchen is fitted with sleek white gloss cabinetry, paired with contrasting dark worktops for a modern finish.



You have an integrated fridge freezer, a built in oven, a four ring gas hob with stainless steel extractor hood above, and plenty of workspace. A window above the sink allows natural light to pour in, and there's ample room here for a dining table, making it a great space for family meals or hosting friends. There's also an additional storage cupboard within the kitchen, offering even more practical space.

At the rear, French doors open directly onto the garden, creating a lovely indoor outdoor flow.

Stepping outside, you'll find an east facing garden designed for low maintenance, with a patio area ideal for outdoor dining and a lawned section, perfect for enjoying the morning and early afternoon sun.

Heading back inside and upstairs, the grey carpeting continues up the staircase.

At the top of the stairs, directly in front of you, is the family bathroom. This is fitted with a three piece suite including a bath with shower overhead, wash hand basin and WC, finished in neutral tones with white tiling, clean, modern and ready to use.

To your left is the main bedroom a bright and well proportioned double room with grey carpeting and neutral décor. One of the key features here is the excellent built in storage, with a double cupboard and an additional storage cupboard positioned above the stair bulkhead.



Back onto the landing, bedrooms two and three sit opposite each other and are very similar in size. Both are finished in the same modern grey and neutral palette, making them ideal as children's bedrooms, guest rooms or even a home office.

Curlers Loan is ideally positioned within a sought-after residential development in Stirling, this home enjoys the perfect balance of peaceful surroundings and exceptional convenience.

Families will particularly appreciate the proximity to well-regarded local primary and secondary schools, all benefiting from Stirling's strong reputation for quality education and community spirit.

With easy access to Stirling city centre, residents can enjoy a wide selection of cafés, restaurants, retail outlets and leisure facilities, along with nearby green spaces and scenic walking routes. Excellent transport connections, including Stirling Train Station and direct links to the motorway network, make commuting to Glasgow, Edinburgh and Perth both straightforward and efficient.

Curlers Loan offers a lifestyle that is both well connected and comfortably tranquil, making it an ideal setting for modern family living.

Home Report Value- £200,000

EPC - C

Council Tax Band - D

Square Ft- 840 /78m<sup>2</sup>

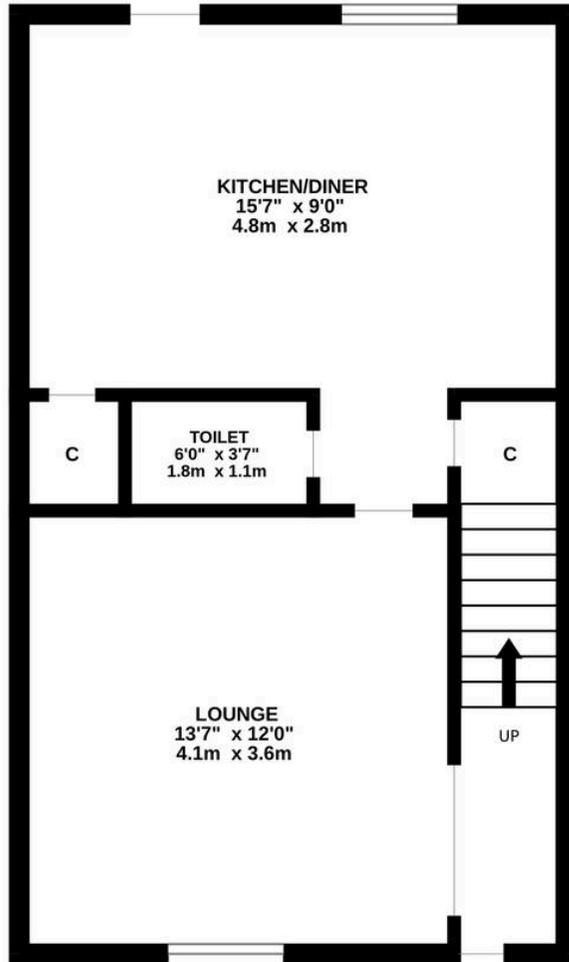
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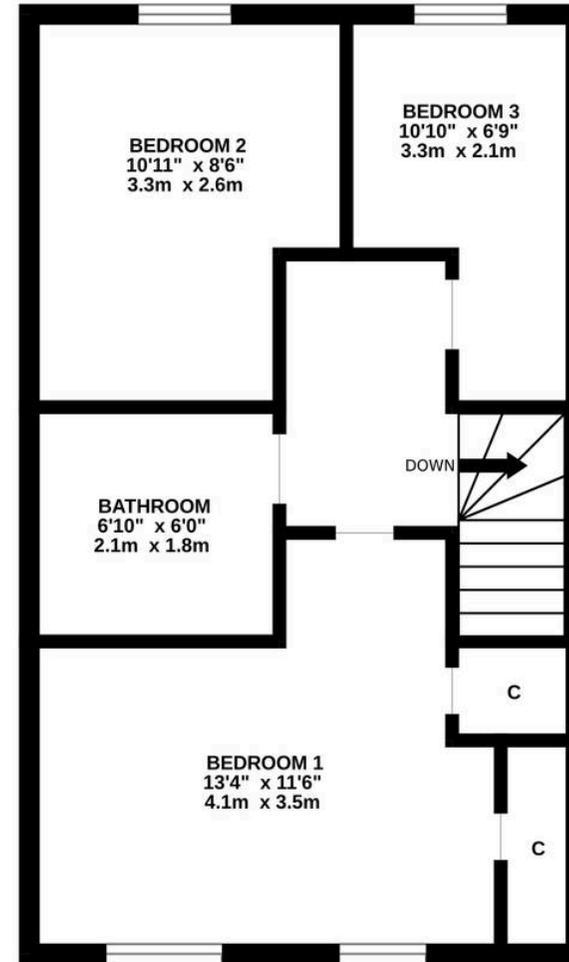




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.

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