

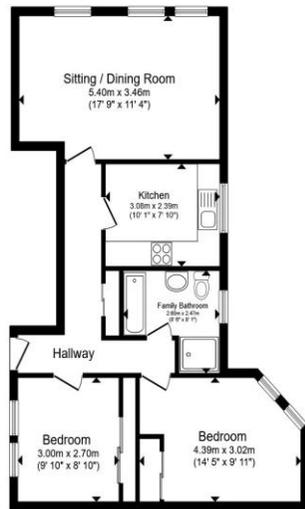


**Causewayhead Road, Stirling, FK9 5EY**

welcome to

## Causewayhead Road, Stirling

Introducing this charming 2 Bedroom ground floor flat, which benefits from its own main door access. The property is situated in a highly sought-after residential area & viewing is certainly recommended to experience the comfortable living space on offer.



Floor Plan

Total floor area 63.3 m<sup>2</sup> (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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The property is sure to appeal to a wide demographic of potential purchasers, including those who perhaps require one level living.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is spacious Sitting / Dining Room, this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day; windows to the front aspect allow light to flourish into the room. Next, we gravitate to the Kitchen; tailored with an array of wall & base units, the Kitchen provides space, convenience & ample storage. There are 2 well-proportioned Bedrooms, which both benefit from in-built storage & completing the accommodation on offer is a 4 piece Family Bathroom comprising of bath, separate shower cubicle, WC & wash hand basin.

There is a good range of in-built storage space to be found throughout the home & externally, there is resident parking convenience.

The property is situated in a sought-after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known store's present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

#### **Entrance Hallway**

#### **Sitting / Dining Room**

17' 9" x 11' 4" ( 5.41m x 3.45m )

#### **Kitchen**

10' 1" x 7' 10" ( 3.07m x 2.39m )

#### **Bedroom**

14' 5" x 9' 11" ( 4.39m x 3.02m )

#### **Bedroom**

9' 10" x 8' 10" ( 3.00m x 2.69m )

#### **Family Bathroom**



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welcome to

## Causewayhead Road, Stirling

- Ground floor flat
- Spacious Sitting/Dining Room
- 2 well-proportioned Bedrooms, both benefiting from in-built storage
- Kitchen
- 4-piece Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110639 - 0002

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