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46 Caltrop Place, Wallace Park, **Stirling**



## 46 Caltrop Place, Wallace Park, Stirling FK7 7XS



A beautifully presented, generously sized, five bedroom detached family villa situated in a quiet residential cul de sac offering versatile accommodation with the advantage of gardens, driveway and conservatory.

This lovely family home sits within a quiet residential area. The estate is made up of homes of similar calibre and the location is an ideal place to bring up children. The property benefits from double glazed windows and gas central heating and for your information the garage has been converted.

To the front of the property there is a monoblock driveway and a private garden which has been laid to level grass. The south facing garden to the rear has a wooded backdrop. A gate in the back timber fence giving access to the conservation woodland and a path. The garden has been enclosed, laid to level grass, decking and patio.

Internally, the property offers spacious and versatile accommodation which has been decorated throughout in a combination of neutral and modern emulsion tones. This has been enhanced by wood laminate and carpeting. The entrance vestibule has stairs leading off to the upper accommodation as well as giving access to bedroom two which is the converted garage. This has been turned into a double size bedroom and

has a wet room en suite shower room to the rear. The clients have taken the doors off the lounge which provides the property with a lovely open plan feeling. The lounge is of generous proportions and has an opening into a dining room and a separate door into the kitchen. The dining room has twin doors with glazed inserts giving access to the conservatory and a further door giving access to the kitchen. The kitchen is of generous proportions, has enough room for dining room table and chairs and has an electric ceramic hob, oven and hood. There is also a door giving access to the side of the property in addition to plumbing for dishwasher and a washing machine. The conservatory provides generous additional accommodation and this has views across the garden and gives access to the decking.

The upstairs landing has a loft access hatch and a storage cupboard off and in turn gives access to four double size bedrooms. The master bedroom has in built mirror fronted wardrobes and an en suite shower room. This has been recently refitted with modern stylish wall tiles and a white three piece suite to include low level wc, wash hand basin and shower cubicle. The main bathroom has also been refitted and has a modern white three piece suite with shower over bath.

**EER rating :** Band D

**Property reference :** QK9000

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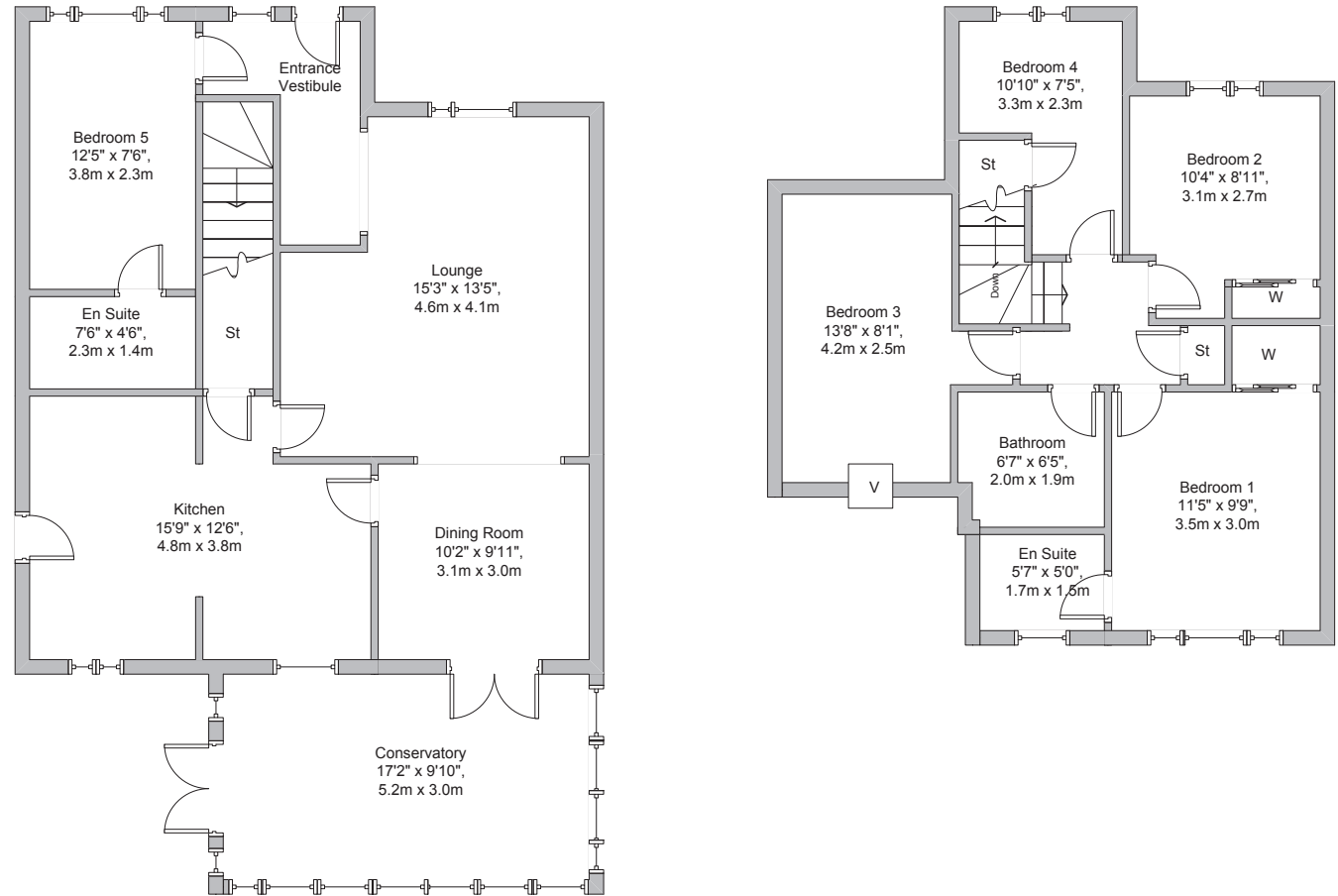




## Property location



The area enjoys a convenient situation with an abundance of local shops and leisure activities all within easy reach. Stirling city centre abounds with a wide variety of shops and includes the Thistles shopping centre. A number of regular bus links and local railway station provides swift access to Glasgow and Edinburgh, which alternatively can be reached by car along nearby motorway links. Primary and secondary schooling are nearby.



Approximate gross internal area 1431.60 sq ft - 133 sq m

### Find out more...

For more information or to arrange a viewing please contact Clyde Property Stirling

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