



PRIMROSE PROPERTIES

10 Manor Powis Cottages
Stirling, FK9 5QH



OFFERS OVER £199,995

Well maintained mid terraced cottage situated on the East side of Stirling affording excellent views of the Ochil Hills and local countryside.

The property comprises: entrance hallway, spacious lounge/dining room, modern fitted kitchen, downstairs cloakroom, rear porch, two double bedrooms and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private garden area to the rear and a large private garden area to the side of the properties. A single garage to the rear provides of street parking.

The property is within easy access to Stirling which has many shops, restaurants and bars. The M80 and M9 motorways are close by as is Stirling train station which offers regular links to Glasgow and Edinburgh. Educational facilities are available at Riverside Primary School and Wallace High School. Further education available at Stirling University. The Peak sports village and Stirling university provide a range of sporting facilities.

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Entrance Hallway 6' 4" x 3' 5" (1.93m x 1.04m)

Entrance hallway with black tiled flooring, standard light fitment and small double radiator. Access to lounge/dining room and stairs to upper level.

Lounge 15' 5" x 13' 9" (4.70m x 4.19m)

Bright spacious lounge with wooden flooring, standard light fitment and large double radiator. Fireplace with log burner stove. Two built-in Alcoves with shelves and one built-in storage cupboard with shelves. Large three panel double glazed window to the front of the property with excellent views of hills. Open plan through to dining area and access to kitchen.

Dining area 8' 5" x 7' 5" (2.56m x 2.26m)

Dining area with wooden flooring, feature light fitment and large double radiator. Open plan to lounge.

Kitchen 12' 4" x 7' 9" (3.76m x 2.36m)

Modern kitchen fully fitted with cream wall and base units. Solid Oak worktops incorporating a dark grey composite one and a half bowls sink with drainer and mixer tap. Integrated electric induction hob with electric oven below and stainless steel extractor hood above. Space and plumbing for an automatic washing machine, dishwasher and upright fridge/freezer. Cream tiled flooring, four down lighter spotlight light fitments and one small double radiator. Two double glazed windows to the rear of the property. Access to rear hallway.

Rear Hallway 5' 0" x 3' 7" (1.52m x 1.09m)

Rear hallway with tiled flooring and standard light fitment. Access to downstairs cloakroom and conservatory.

Porch 14' 9" x 5' 2" (4.49m x 1.57m)

Porch with tiled flooring and standard light fitment. Double glazed windows to the rear of the property. A door gives access out to the rear of the property, rear garden areas, coal cellar and single garage.

Downstairs Cloakroom 4' 9" x 2' 3" (1.45m x 0.69m)

Downstairs cloakroom painted comprising of a white w.c. and sink. Cream tiled flooring, standard light fitment and small double radiator. Opaque double glazed window to the rear of the property.

Upper Hallway

Upper hallway with carpeted flooring and standard light fitment. Access to two double bedrooms and family bathroom.

Master Bedroom 13' 5" x 11' 0" (4.09m x 3.35m)

Master bedroom with carpeted flooring, standard light fitment and one double radiator. Ample space for free

standing bedroom furniture. Two double glazed windows overlooking the front of the property with views of the Ochil Hills.

Bedroom 2 11' 11" x 11' 3" (3.63m x 3.43m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Two large built-in double wardrobes. Double glazed window to the rear of the property with views of the local countryside.

Family Bathroom 10' 4" x 4' 4" (3.15m x 1.32m)

Family bathroom papered and painted comprising of a white w.c., sink, bath and corner shower cubicle with wall mounted electric shower. Tiled flooring, three down lighter spotlight light fitments and chrome heated towel rail. Two panel opaque double glazed window to the rear of the property.

Gardens

The front garden is laid to lawn with some small plants and is enclosed by a wooden fence and hedge. A slabbed path leads up to the front door entrance. To the rear is a private garden area with slabbed patio and an area laid with slate chips. A brick coal cellar gives some additional outdoor storage space. Access to the communal play field and park. To the side of the properties is a further private garden which is laid to lawn.

Garage

To the rear of the property is a single brick garage providing off road parking.

Extras Included

Included in the sale of the property are all floor coverings, light fitments, curtain poles, blinds, light fitments, integrated kitchen appliances, washing machine, dishwasher, fridge/freezer and bathroom fitments.



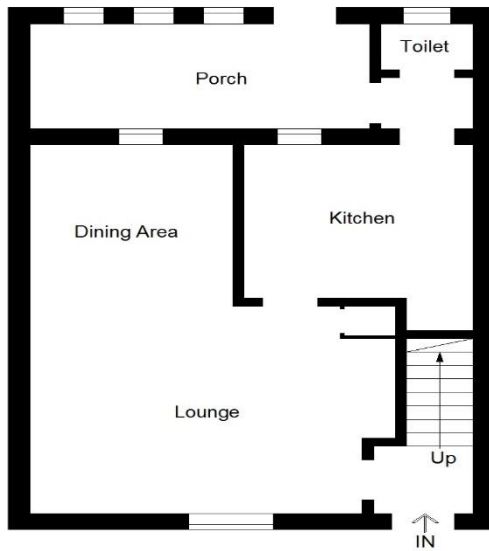
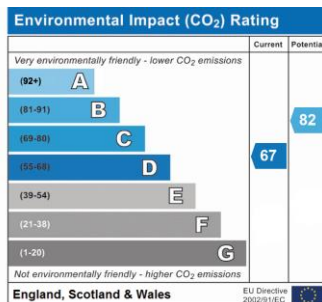
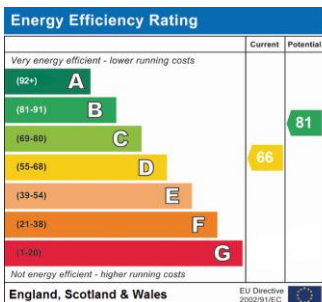


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Viewings
 By appointment through Primrose Properties
 01259 222950
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Opening Hours
 Mon – Fri 9am-5pm
 Sat 9:30am-1pm

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