



 **3**
Bedrooms

 **2**
Bathrooms



Nestled in a peaceful cul-de-sac within one of Stirling's most desirable residential areas, this delightful three-bedroom cottage combines kerb appeal, character, and comfort in equal measure. Perfectly positioned just minutes from local amenities and scenic countryside walks, this property offers a rare opportunity to enjoy tranquil living within easy reach of the city centre.

From the moment you arrive, the cottage's charming exterior and monobloc driveway, accommodating two vehicles, set the tone for what lies within. A welcoming entrance hallway leads into a bright, south-facing lounge, featuring an elegant open fireplace – an inviting space ideal for relaxing or entertaining.

To the rear, the stylish kitchen is fitted with classic oak units and enjoys a lovely outlook over the very private back garden. A rear door provides direct access to this secluded outdoor haven – perfect for gardening enthusiasts or al fresco dining.

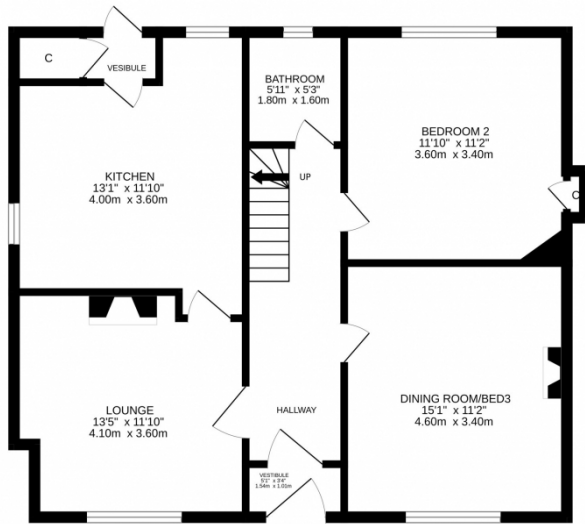
The ground floor also hosts a generously sized double bedroom, a well-appointed bathroom, and a second reception room which offers flexible use as a third bedroom or additional lounge. This cosy space benefits from a newly installed log burner, adding warmth and charm.

Upstairs, the master bedroom is full of character, set into the eaves with Velux windows, a dedicated dressing area, and a modern en-suite shower room. Throughout, the property is neutrally decorated, reflecting the homeowner's care and attention to detail.

Additional features include a single garage, gas central heating, and double glazing. The property is just a short walk from the historic Robert the Bruce memorial and scenic countryside trails, while also being within easy reach of the Glasgow Road for bus connections. Stirling city centre and motorway links are just a 5-minute drive away.

Early viewing is highly recommended to appreciate the charm, space, and location this lovely cottage has to offer.

GROUND FLOOR



1ST FLOOR

