

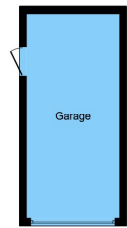


Grampian Road, Stirling, FK7 9JP

welcome to

Grampian Road, Stirling

Introducing this well-presented 4 bedroom detached family home, situated in a highly sought-after residential locale. This property offers a spacious & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this charming house has to offer.



Garage

allen & harris

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.focalagent.com



This property perfectly blends versatile accommodation & modern living, ensuring that the home is likely to appeal to a wide demographic of potential purchasers, especially those that are looking for a spacious family home.

Internally the property boasts accommodation which is set over 2 levels & initially consists of an Entrance Hallway with staircase leading to the upper level. Immediately drawing you in, is the impressive Sitting Room; this is the sociable hub of the home & is the ideal retreat where friends & family will naturally gather at the start & end of the day - a large window to the front aspect allows a wealth of light to flourish into the room. Retracing our steps back to the Entrance Hallway, we gravitate towards a delightful & well-proportioned formal Dining Room. This room is perfect for dinner parties & family gatherings, whilst patio doors provide access out to the rear garden; in the warmer seasons, roll open the patio doors & step out onto the patio seating area - this makes the ideal space for alfresco dining or to enjoy the lovely rear garden. Conveniently situated off the Dining Room is the Kitchen, which is tailored with an array of wall & base units, fitted worktops & in-built oven/hob; the Kitchen provides space, convenience & ample storage, whilst a door provides handy access out to the rear garden. Completing the ground floor accommodation is a downstairs WC.

Ascend the staircase to gain access to the upper floor accommodation. There are 4 well-proportioned Bedrooms & a modern, stylish 4 piece Family Bathroom consisting of a bath, separate shower cubicle, WC & wash hand basin.

The home is well-presented throughout & there is a good range of in built storage space to be found throughout the home.

To the front of the property there is an ample lawn garden, with shrubs & borders, whilst a driveway provides off road parking & access to the garage. The private rear garden is an additional stand-out feature of this charming home, with a patio seating area & a lawn with shrubs/borders; it must be said that it is a credit to the current owner that they have created a delightful outside space in which to relax & enjoy.

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 stores 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.



view this property online allenandharris.co.uk/Property/STI110233



Ground Floor

Entrance Hallway

Sitting Room

19' 4" max x 11' 11" max (5.89m max x 3.63m max)

Dining Room

10' 7" x 9' 10" (3.23m x 3.00m)

Kitchen

10' 7" x 9' 2" (3.23m x 2.79m)

WC

1st Floor

Bedroom

12' 1" x 10' 2" exc wardrobe (3.68m x 3.10m exc wardrobe)

Bedroom

10' 11" inc wardrobe x 10' 9" (3.33m inc wardrobe x 3.28m)

Bedroom

12' 1" x 6' 10" exc wardrobe (3.68m x 2.08m exc wardrobe)

Bedroom

10' 11" max x 8' 5" (3.33m max x 2.57m)

Family Bathroom



welcome to

Grampian Road, Stirling

- Detached family home
- Versatile living accommodation
- 4 Bedrooms
- Sitting Room, Dining Room & Kitchen
- Downstairs WC & upstairs 4 piece Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

£295,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110233



Property Ref:
STI110233 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk