

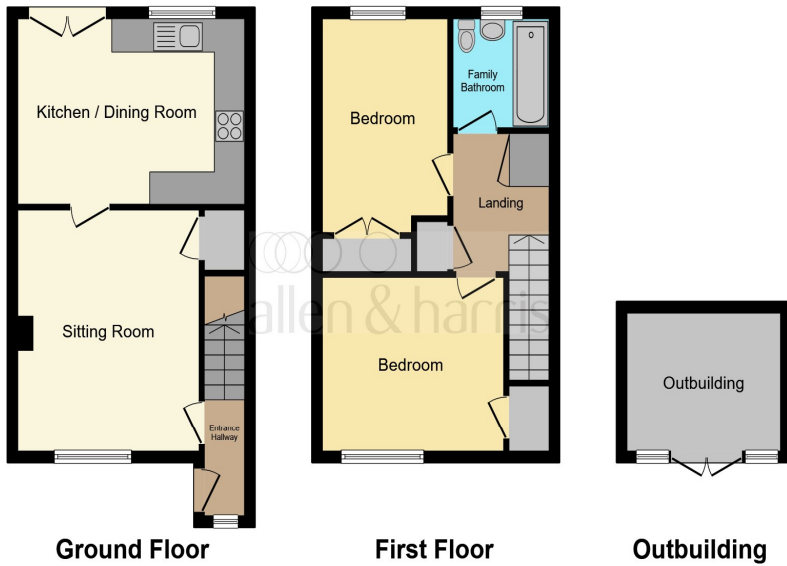


Colliers Road, Stirling, FK7 7HU

welcome to

Colliers Road, Stirling

Introducing this exquisite & immaculately presented 2-bedroom semi-detached house, situated in a highly sought-after residential locale. This property offers a spacious & comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



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 stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for a house offering walk-in condition.

The accommodation initially comprises of an Entrance Hallway, with stairs leading to the upper level. Immediately drawing you in is the spacious Sitting Room, with feature wood burning stove, which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst a large window to the front aspect allows light to flourish into the room. Conveniently located off the Sitting Room is the open plan Kitchen / Dining Room which is the perfect space for hosting dinner parties & entertaining; in the warmer seasons, roll open the patio doors & step out into the landscaped garden - this makes the ideal space for alfresco dining or to purely to enjoy the outside space on offer. The contemporary design of the Kitchen makes this one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob, the Kitchen provides space, convenience & ample storage.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The 2 Bedrooms are both doubles in size & both also benefit from in-built storage. Concluding the accommodation on the upper floor is a stylish Family Bathroom which is a further stand-out feature & is exquisitely fitted with a bath, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & there is a good range of in-built storage space to be found throughout the property. The home further benefits from double-glazed windows & viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

There is a driveway providing off road parking to the front of the property, whilst the front garden consists of a lawn area, with shrubs & borders. The rear garden has been landscaped to offer a low maintenance area to enjoy, with the inclusion of a timber outbuilding, with power & lighting; this offers a multitude of uses depending on your lifestyle requirements.

Fallin is a small former mining village situated approximately 3 miles to the east of Stirling & offers convenient access onto the motorway network for commuting to Glasgow & Edinburgh. The village provides local shopping facilities & the Historic city of Stirling provides excellent additional shopping options with the major stores being present in the Thistle & Marches Shopping Centres. There is a primary & nursery within the village with St Modans & Stirling/Bannockburn high schools providing secondary schooling.



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Ground Floor

Entrance Hallway

Sitting Room

14' 2" x 11' 5" exc storage (4.32m x 3.48m exc storage)

Kitchen / Dining Room

14' 8" x 10' 11" (4.47m x 3.33m)

Upper Floor

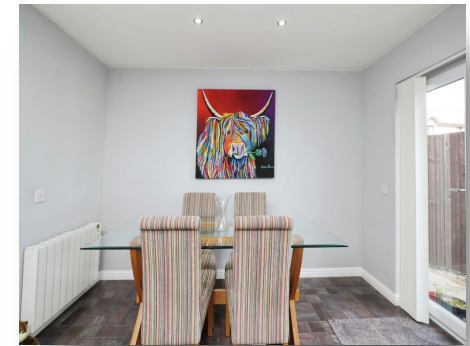
Bedroom

11' 6" exc storage x 10' 2" (3.51m exc storage x 3.10m)

Bedroom

12' 7" exc storage x 8' 2" max (3.84m exc storage x 2.49m max)

Family Bathroom



welcome to

Colliers Road, Stirling

- Impressive semi-detached house
- 2 Bedrooms
- Contemporary Living
- Stylish open plan Kitchen/Dining Room
- Spacious Sitting Room, with wood burning stove

Tenure: Freehold EPC Rating: E

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110276 - 0002

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