

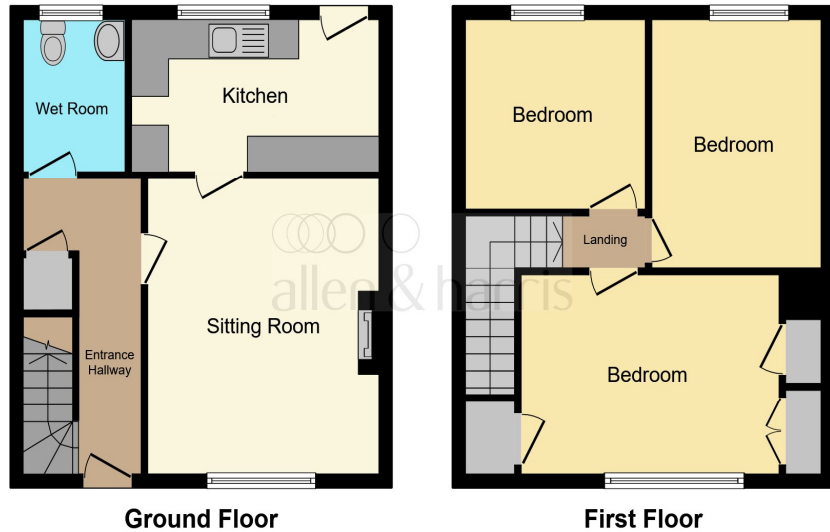


Duke Street, Bannockburn, Stirling, FK7 0JQ

welcome to

Duke Street, Bannockburn, Stirling

Introducing this well-presented 3-bedroom mid-terrace house, 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.



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 catching your attention is the spacious Sitting Room, which creates a central hub for socialising & 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 natural light to flourish into the room. Conveniently situated off the Sitting Room is the Kitchen; tastefully tailored with an array of wall & base units & fitted worktops, the Kitchen provides space, convenience & ample storage; a door provides handy access out to the rear garden. Concluding the accommodation on the ground floor is a stylish Wet Room.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are 3 well-proportioned Bedrooms, with the Principal Bedroom benefiting from in-built storage.

The home is well-presented throughout & there is a good range of in-built storage space to be found throughout the property. The home further benefits from gas central heating & triple-glazed windows. Viewing of this property is highly recommended to truly appreciate all that this home has to offer.

The rear garden has been designed for low maintenance, consisting of a large, gravelled garden with 2 storage sheds.

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 store's 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.

Agents note: The sale of this property is subject to certificate of confirmation. Please ask for an update from the branch with regards to the potential timescales involved.

Ground Floor

Hallway

Sitting Room

14' 11" max x 12' 3" max (4.55m max x 3.73m max)

Kitchen

13' 1" x 7' 8" (3.99m x 2.34m)

Wet Room

Upper Floor

Bedroom

13' 10" exc storage x 10' 1" (4.22m exc storage x 3.07m)

Bedroom

12' 9" x 8' 11" (3.89m x 2.72m)

Bedroom

9' 7" x 9' 7" (2.92m x 2.92m)



view this property online allenandharris.co.uk/Property/STI110282



welcome to

Duke Street, Bannockburn, Stirling

- Mid-terrace family home
- 3 Bedrooms
- Spacious Sitting Room
- Kitchen
- Downstairs Wet Room

Tenure: Freehold EPC Rating: C

offers over

£135,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110282



Property Ref:
STI110282 - 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