





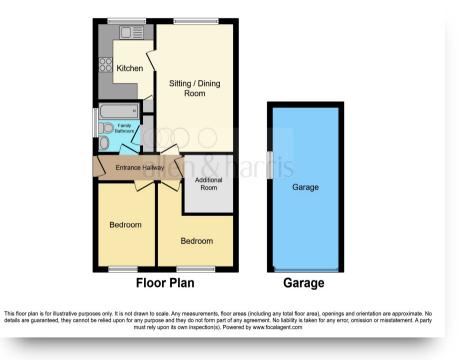




# welcome to

# **Chisholm Avenue, Stirling**

Introducing this charming & immaculately presented 2-bedroom semi-detached bungalow, 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 bungalow has to offer.





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, including those who perhaps require one level living.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the spacious Sitting / Dining 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; whilst a large window to the front aspect allows light to flourish into the room. Conveniently situated off the Sitting / Dining Room, is the stylish Kitchen which is a stand-out feature & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated appliances to include built-in oven/hob, fridge/freezer, washing machine & dishwasher; the Kitchen provides space, convenience & ample storage. There are 2 Bedrooms & an additional room which has versatile usage, depending on your lifestyle requirements - although there is not a conventional window to this room, there is a light tunnel which provides natural light to the room. Completing the accommodation on offer is an attractive Family Bathroom which comprises of a bath with over shower, WC & wash hand basin.

The home is presented in walk-in condition & provides a flexible layout which current modern lifestyles prefer. The property further benefits from gas central heating & double-glazed windows. Viewing is highly recommended to truly appreciate all that this wonderful home has to offer.

To the front of the home is a driveway, providing off road parking & access to the detached single garage, plus a lawn garden area. The rear private garden, with delightful views of the Wallace Monument, is mainly laid to lawn, with a patio seating area & a timber shed, all of which are enclosed by a timber fence.

Causewayhead is a popular residential area on the edge of Stirling City & offers day to day facilities. The historic city of Stirling offers excellent shopping facilities with many well-known stores present in the Thistle & Marches Shopping Centres. The commuter is well served by the M8 & M9 motorways & the nearby Stirling or Bridge of Allan train stations, which offers access to Glasgow & Edinburgh. Good sports facilities are available at the Peak Sports Village & other recreational activities such as bowling, cinema, restaurants & parks are within close proximity. Excellent schooling available at Primary & Secondary level. Stirling University is located a short distance away & offers further facilities such as Olympic standard swimming pool & The MacRobert Theatre.

## **Entrance Hallway**

## Sitting / Dining Room

15' 9" x 10' (4.80m x 3.05m)

#### Kitchen

9' 1" x 7' 5" max ( 2.77m x 2.26m max )

#### **Bedroom**

10' x 10' 3" max ( 3.05m x 3.12m max )

#### Bedroom

10' 2" x 7' 6" ( 3.10m x 2.29m )

### **Additional Multiuse Room**

6' 11" x 6' 4" ( 2.11m x 1.93m )

## **Family Bathroom**











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# **Chisholm Avenue, Stirling**

- Semi-detached bungalow
- 2 Bedrooms
- Additional multiuse room
- Sitting / Dining Room
- Modern Kitchen

Tenure: Freehold EPC Rating: C

offers over

£160,000







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Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: STI110289 - 0004 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.

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