



Chisholm Avenue, Stirling, FK9 5QU

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 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, 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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110289 - 0004

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