

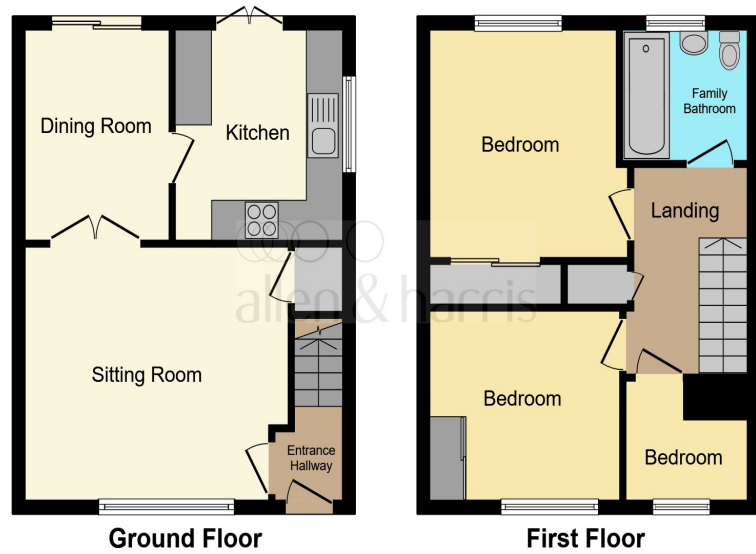


Baxter Street, Fallin, Stirling, FK7 7ET

welcome to

Baxter Street, Fallin, Stirling

Introducing this well-proportioned & immaculately presented semi-detached house, which is ideally located in this sought after residential locale. The 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 property 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 charming home perfectly blends versatile accommodation & modern living, offering an exceptional living experience & the property is sure to appeal to a wide demographic of potential purchasers.

Upon entering, you are greeted by a welcoming entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the expansive 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; whilst a large window to the front aspect allows light to flourish into the room. Conveniently located off the Sitting Room, is the formal Dining Room & this is the perfect space for hosting dinner parties or entertaining with friends & family; patio doors to the rear, not only allow a wealth of natural light into the room, but in the warmer seasons, roll open the patio doors & step out onto the large patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. We then gravitate to the Kitchen & the contemporary design 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 - there is also handy door access out to the rear garden.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The 2 main Bedrooms are both doubles in size & also benefit from in-built storage, whilst there is a further room which is currently being used as a Home office; however, this room could also be adapted to alternative usage depending on your lifestyle requirements. Completing the accommodation on the upper floor is a Family Bathroom which consists of a bath with over shower, WC & wash hand basin.

The home is well-presented throughout & provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the property & viewing is highly recommended to truly appreciate all that this wonderful home has to offer.

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' 1" x 12' 4" (4.29m x 3.76m)

Dining Room

10' 6" x 7' 8" (3.20m x 2.34m)

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

Upper Floor

Bedroom

10' 3" max & exc storage x 9' 2" max (3.12m max & exc storage x 2.79m max)

Bedroom

11' 2" exc storage x 10' 9" max (3.40m exc storage x 3.28m max)

Bedroom

6' 9" x 5' 11" (2.06m x 1.80m)

Family Bathroom



welcome to

Baxter Street, Fallin, Stirling

- Semi-detached home
- Sitting Room & separate Dining Room
- Stylish Kitchen
- 2 double Bedrooms & an Office/Box Room
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£149,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110235 - 0002

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