

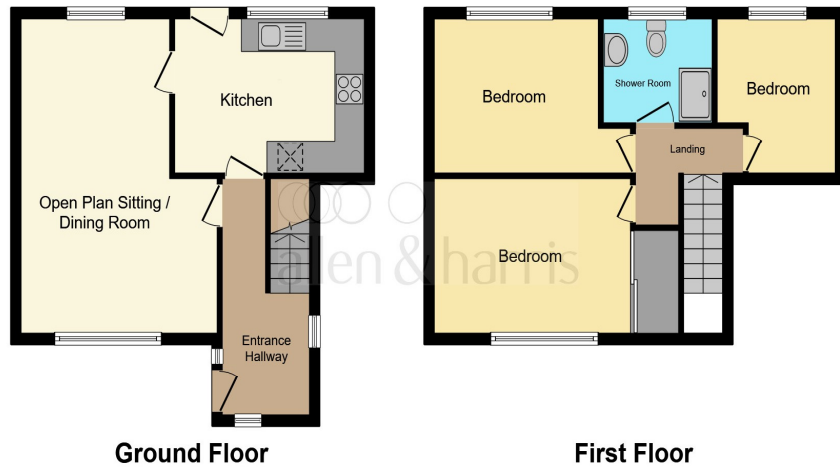


Laurencecroft Road, Stirling, FK8 1AQ

welcome to

Laurencroft Road, Stirling

Introducing this well-presented 3-bedroom semi-detached 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 expansive open plan Sitting/Dining Room, which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. This room creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; there are also dual aspect windows, which allow a wealth of natural light to flourish into the room. Conveniently situated off the Sitting/Dining Room, and also accessed from the main Hallway, is the Kitchen which is tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides space, convenience & ample storage, plus also providing 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. There are 3 well-proportioned Bedrooms, with the Principal Bedroom benefiting from in-built storage & concluding the accommodation on the upper floor is a Shower Room which comprises of a shower cubicle, WC & wash hand basin.

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 & double-glazed windows; viewing of this property is highly recommended to truly appreciate all that this home has to offer.

Externally, to the front of the property is a garden consisting of a low maintenance gravelled area, whilst the design of the rear garden has also been fashioned to offer ease of maintenance with a gravelled area & small patio seating area.

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 stores 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.



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Ground Floor

Entrance Hallway

Open Plan Sitting/Dining Room

19' max x 13' 2" max (5.79m max x 4.01m max)

Kitchen

12' 10" max x 9' 5" max (3.91m max x 2.87m max)

Upper Floor

Bedroom

13' 1" exc wardrobe x 9' 4" (3.99m exc wardrobe x 2.84m)

Bedroom

11' 10" x 9' 4" (3.61m x 2.84m)

Bedroom

9' 5" x 7' 10" (2.87m x 2.39m)

Shower Room



welcome to

Laurenceroft Road, Stirling

- Semi-detached family home
- 3 Bedrooms
- Open plan Sitting/Dining Room
- Kitchen
- Upstairs Shower Room

Tenure: Freehold EPC Rating: C

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110300 - 0002

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