



Kenningknowes Road, Stirling, FK7 9JF

welcome to

Kenningknowes Road, Stirling

** FIXED PRICE OF £300,000 - HOME REPORT VALUE ** Introducing this immaculately presented 3-bedroom detached home, which is ideally 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 impressive 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



**** FIXED PRICE OF £300,000 - HOME REPORT VALUE **** 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, especially those that are looking for an expansive family home.

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 well-proportioned 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 light to flourish into the room. Conveniently located off the Sitting Room is the spacious open plan Kitchen/Dining Room, which is very much in keeping with today's lifestyle preferences. The design makes this Kitchen one to enjoy; tailored with an array of wall & base units, fitted worktops - the Kitchen provides space, convenience & ample storage. Situated at the rear of the property & accessed via the Kitchen/Dining Room is the Conservatory, which provides a delightful room to relax & unwind; whilst 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.

Retracing our steps, we 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. Completing the accommodation on the upper floor is a modern Family Bathroom, which consists of a bath with over shower, WC & wash hand basin.

The home is well-presented & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the house & the property further benefits from a gas central heating system. Viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, the rear garden offers a large patio seating area & a lawn with shrubs/borders, a vegetable patch, timber shed & greenhouse. To the front, the property boasts a further lawn area & a driveway, offering off-street parking convenience.

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

Sitting Room

14' 5" max x 13' 11" max (4.39m max x 4.24m max)

Open Plan Kitchen/Dining Room

17' max x 10' 10" max (5.18m max x 3.30m max)

Conservatory

12' 6" x 11' 3" (3.81m x 3.43m)

Upper Floor

Principal Bedroom

14' 10" max & exc storage x 9' 10" max (4.52m max & exc storage x 3.00m max)

Bedroom

9' 5" x 8' 1" (2.87m x 2.46m)

Bedroom

8' 9" x 8' 8" (2.67m x 2.64m)

Family Bathroom



welcome to

Kenningknowes Road, Stirling

- ** FIXED PRICE OF £300,000 - HOME REPORT VALUE ** A spacious, 3-bedroom detached family home
- Open plan Kitchen/Dining Room
- Sitting Room & Conservatory
- Family Bathroom
- Offers versatile living accommodation

Tenure: Freehold EPC Rating: D

fixed price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110283 - 0003

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