









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.





** 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.

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











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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

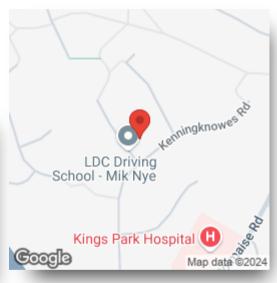
fixed price

£300,000

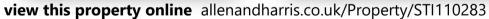








Please note the marker reflects the postcode not the actual property





Property Ref: STI110283 - 0003 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.







allen & harris

Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY

allenandharris.co.uk

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