

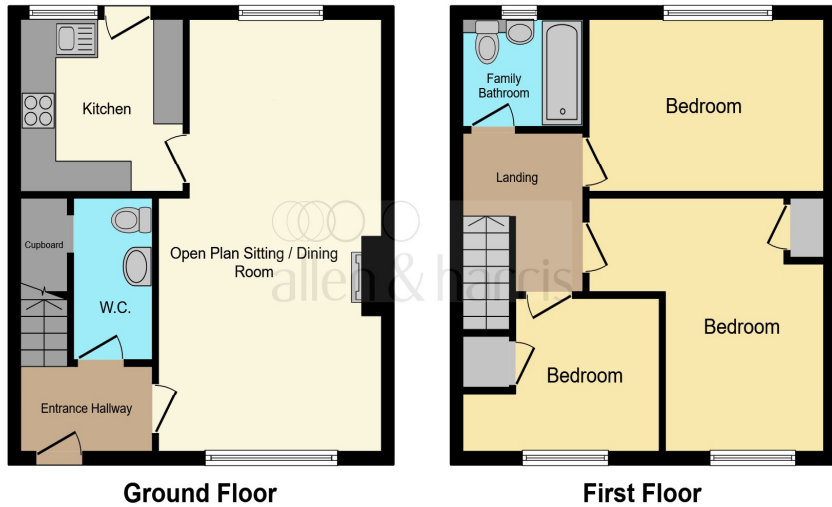


**Viewfield Road, Banknock, FK4 1TH**

**welcome to**

## **Viewfield Road, Banknock**

Introducing this immaculately presented 3-bedroom end-terrace 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](http://www.focalagent.com)



This exquisite 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; with windows to both the front & rear aspect, a wealth of light then flourishes into the room. Conveniently situated off the Sitting/Dining Room is the stylish Kitchen which is a further stand-out feature & the contemporary design, makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops plus in-built oven/hob & fridge/freezer, the Kitchen provides space, convenience & ample storage; there is also handy door access out to the rear garden. Completing the accommodation on the ground floor is a downstairs WC, which also has the added benefit of a large storage cupboard, which has plumbing for a washing machine.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are 3 well-proportioned Bedrooms, with 2 of the Bedrooms benefitting from in-built storage & concluding the accommodation on this floor is a modern Family Bathroom, which comprises of a bath with over shower, WC & wash hand basin.

The home is presented in walk-in condition, with bright fresh décor & there is a good range of in-built storage space to be found throughout the property. The home further benefits from gas central heating & viewing of this property is highly recommended to truly appreciate all that this home has to offer.

To the front of the property there is a lawn garden & driveway, providing off road parking convenience. The garden to the rear of the property is a further stand-out feature of this lovely home & it must be said that it is a credit to the current owners that they have resourcefully created a stunning outside space which offers a multitude of areas to enjoy. The design of the garden has been fashioned to introduce both a patio & lawn area, ensuring that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden. The garden further benefits from an array of mature shrubs & borders, timber shed & there is also the inclusion a Summer house which offers a multitude of uses from a craft/work area or somewhere to purely sit, relax & take in this delightful garden - any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owners have imaginatively created.

Banknock is a popular village which offers local day-to-day amenities, schooling at the nearby Bankier Primary School & provides convenient motorway links, allowing handy access to Stirling, Glasgow & Edinburgh.

## Ground Floor

### Hallway

### Open Plan Sitting/Dining Room

22' 1" max x 12' 4" max ( 6.73m max x 3.76m max )

### Kitchen

9' max x 8' 10" max ( 2.74m max x 2.69m max )

### WC

## Upper Floor

### Bedroom

13' 4" x 8' 11" ( 4.06m x 2.72m )

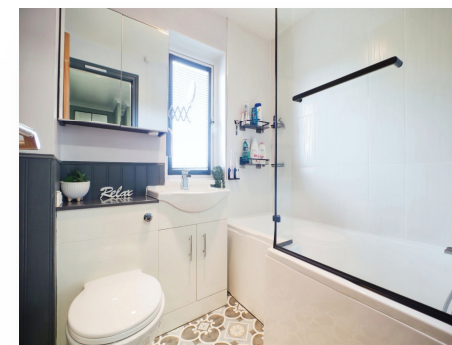
### Bedroom

14' 1" max & inc storage x 12' 9" max ( 4.29m max & inc storage x 3.89m max )

### Bedroom

10' 11" max & inc storage x 9' 7" max ( 3.33m max & inc storage x 2.92m max )

### Family Bathroom



***view this property online*** [allenandharris.co.uk/Property/STI110251](http://allenandharris.co.uk/Property/STI110251)



welcome to

## Viewfield Road, Banknock

- Stunning end-terrace family home
- 3 Bedrooms
- Open plan Sitting/Dining Room
- Stylish Kitchen
- Modern Family Bathroom & downstairs WC

Tenure: Freehold EPC Rating: C

offers over

**£145,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/STI110251](https://www.allenandharris.co.uk/Property/STI110251)



Property Ref:  
STI110251 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**01786 445011**



Stirling@allenandharris.co.uk



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



**allenandharris.co.uk**