

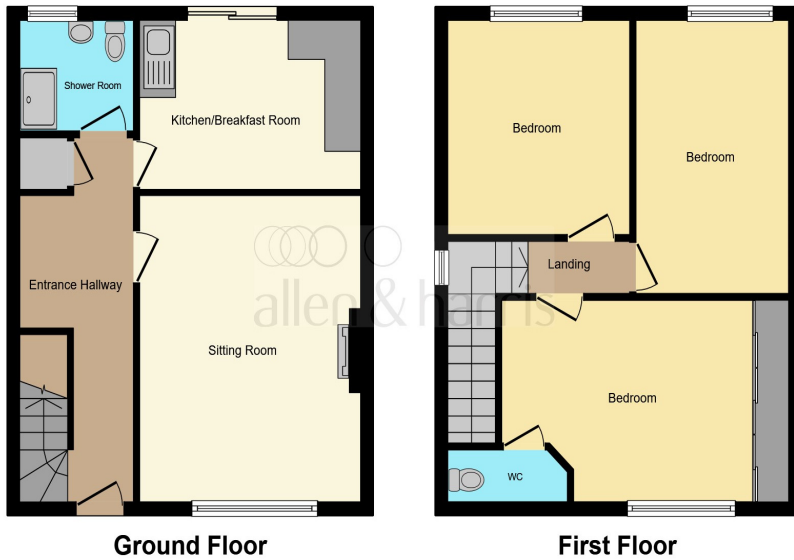


Gillies Hill, Cambusbarron, Stirling, FK7 9PQ

welcome to

Gillies Hill, Cambusbarron, 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 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; with a large window to the front aspect allowing a wealth of natural light to then flourishes into the room. Retracing our steps back to the Hallway, we find the Kitchen/Breakfast Room; tailored with an array of wall & base units plus fitted worktops, the Kitchen provides space, convenience & ample storage; there are also patio doors providing handy access out to the rear garden. Completing the accommodation on the ground floor is modern & stylish Shower Room, comprising of a Shower Cubicle, WC & wash hand basin.

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 & a WC.

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 charming 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 previous 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 large 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 - 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.

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 store's 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

Hallway

Sitting Room

15' 4" max x 12' 1" max (4.67m max x 3.68m max)

Kitchen/Breakfast Room

12' 1" x 8' 6" (3.68m x 2.59m)

Shower Room

Upper Floor

Bedroom

13' 4" max & exc wardrobe x 10' max (4.06m max & exc wardrobe x 3.05m max)

WC

Bedroom

10' 10" max x 10' 1" max (3.30m max x 3.07m max)

Bedroom

14' 2" x 8' 3" (4.32m x 2.51m)



welcome to

Gillies Hill, Cambusbarron, Stirling

- Semi-detached family home
- 3 Bedrooms
- Spacious Sitting Room
- Kitchen/Breakfast Room
- Modern & stylish downstairs Shower Room

Tenure: Freehold EPC Rating: C

offers over

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110329 - 0002

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