

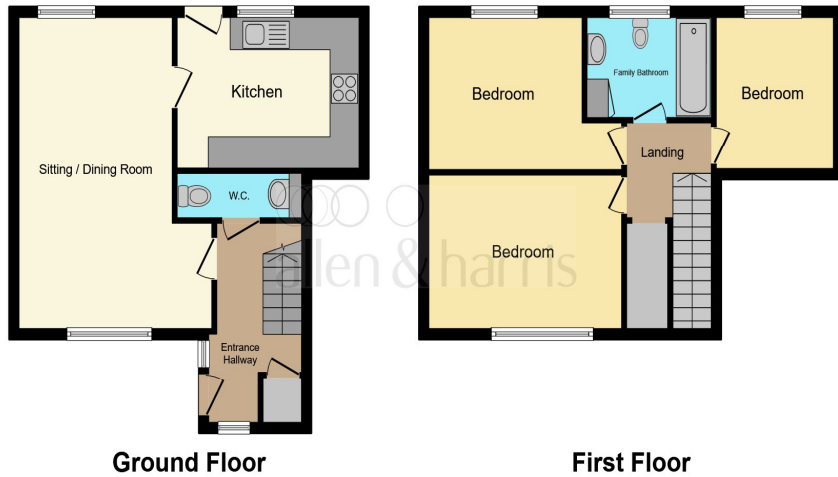


**Main Street, St. Ninians, Stirling, FK7 9AZ**

**welcome to**

## **Main Street, St. Ninians, Stirling**

Introducing this well-presented 3-bedroom house, 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 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 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 also creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; windows to both the front & rear aspect allow a wealth of natural light to flourish 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, the Kitchen provides space, convenience & ample storage; a door also provides handy access out to the rear garden. Completing the accommodation on the ground floor is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are 3 well-proportioned Bedrooms & concluding the accommodation on the upper floor is a modern Family Bathroom which comprises of a bath, WC & wash hand basin.

The home is well-presented throughout, 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.

Externally, to the front of the property is a large, gravelled garden which is designed for ease of maintenance & also an attractive outlook over a green area. The rear garden has also been fashioned for low maintenance & comprises of a patio & decking area; which makes an ideal space for alfresco dining or entertaining.

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

### Hallway

### Sitting / Dining Room

19' 1" max x 12' 11" max ( 5.82m max x 3.94m max )

### Kitchen

12' 4" x 9' 3" ( 3.76m x 2.82m )

### WC

## Upper Floor

### Bedroom

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

### Bedroom

12' 3" x 9' 4" ( 3.73m x 2.84m )

### Bedroom

9' 3" x 7' 11" ( 2.82m x 2.41m )

### Family Bathroom



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## Main Street, St. Ninians, Stirling

- Spacious family home
- 3 Bedrooms
- Open plan Sitting/Dining Room
- Stylish Kitchen
- Upstairs Family Bathroom & downstairs WC

Tenure: Freehold EPC Rating: C

offers over

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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