

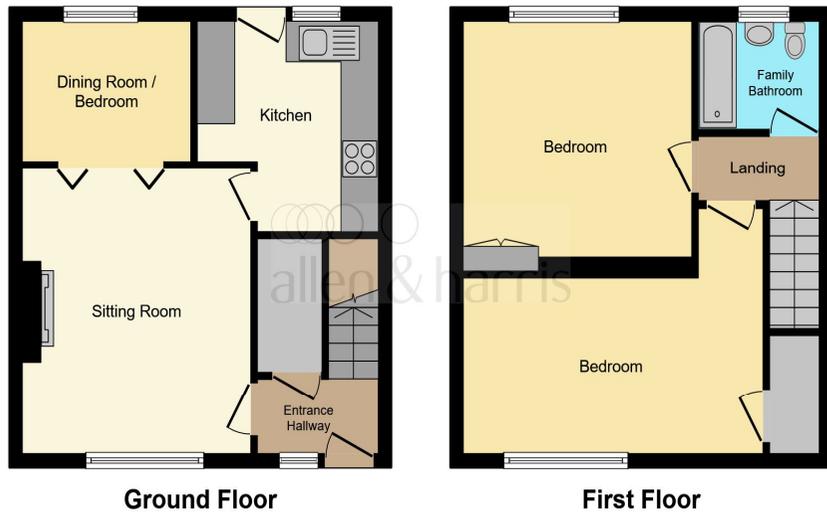


**Woodside Court, Cambusbarron, Stirling, FK7 9PH**

welcome to

## Woodside Court, Cambusbaron, Stirling

Introducing this well-presented, 2-bedroom end-terrace house, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for those 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)



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; a large window to the front aspect allows a wealth of natural light to then flourish into the room. Conveniently situated off the Sitting Room is the formal Dining Room, which is currently being used as a ground floor Bedroom; however, this room could also be adapted to alternative usage depending on your lifestyle requirements & due to the flexible living accommodation on offer throughout the home. Next, we gravitate towards the Kitchen; tastefully tailored with an array of wall & base units plus fitted worktops, the Kitchen provides space, convenience & ample storage; a door also provides handy access out to the rear garden.

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

The home is well-presented throughout & 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 is highly recommended to truly appreciate all that this home has to offer.

Externally, to the front of the property is a lawn garden, with shrubs/borders & the garden to the rear comprises of a further lawn & patio area.

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

### Hallway

### Sitting Room

13' 5" max x 12' 1" max ( 4.09m max x 3.68m max )

### Dining Room / Bedroom

8' 10" x 6' 9" ( 2.69m x 2.06m )

### Kitchen

10' 3" max x 9' 6" max ( 3.12m max x 2.90m max )

## Upper Floor

### Bedroom

15' 5" max x 11' 11" ( 4.70m max x 3.63m )

### Bedroom

12' x 11' 11" ( 3.66m x 3.63m )

### Family Bathroom



welcome to

## Woodside Court, Cambusbarron, Stirling

- Spacious end-terrace house
- 2 Bedrooms
- Sitting Room & Dining Room/Bedroom
- Kitchen
- Upstairs Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£157,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110371 - 0002

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