



Caltrop Place, Stirling, FK7 7XS

welcome to

Caltrop Place, Stirling

Introducing this well-proportioned & immaculately presented 2-bedroom semi-detached house, situated in a highly sought-after residential locale. This property offers spacious & comfortable living accommodation for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive 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 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 a charming family home.

Internally the property boasts accommodation which is set over 2 levels & immediately drawing you in, is the spacious 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; whilst a large window to the front aspect allows light to flourish into the room. Conveniently located off the Sitting Room is the open plan Kitchen / Dining Room which is the perfect space for hosting dinner parties & entertaining with friends & family. The contemporary design of the Kitchen makes this one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob, the Kitchen provides space, convenience & ample storage; in the warmer seasons, step out onto the patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden.

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

The home is well-presented, with bright fresh décor & there is a good range of in-built storage space to be found throughout the property. Some useful additional features is that the home further benefits from gas central heating(a new Bosch Worcester boiler was installed in March 2023) & there is a PodPoint 7kw EV charging point to the front of the property. Viewing of this property is highly recommended to truly appreciate all that this charming home has to offer.

To the front of the property the garden is mainly laid to lawn, with a driveway providing off road parking convenience. The corner plot garden to the rear of the property is a true 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 delightful outside space, which offers a multitude of areas to enjoy. The design of the garden has been fashioned to introduce a patio & gravelled seating area ensuring that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden. There is also a sizeable lawn area with 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 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.



view this property online [allenandharris.co.uk/Property/STI110397](https://www.allenandharris.co.uk/Property/STI110397)



Ground Floor

Hallway

Sitting Room

15' 5" max x 12' 9" max (4.70m max x 3.89m max)

Kitchen / Dining Room

15' 3" max x 8' 11" max (4.65m max x 2.72m max)

Upper Floor

Bedroom

11' 10" exc storage x 9' 9" (3.61m exc storage x 2.97m)

Bedroom

12' 1" max & inc storage x 8' max (3.68m max & inc storage x 2.44m max)

Family Bathroom



welcome to

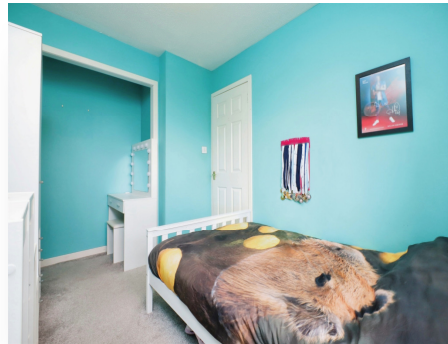
Caltrop Place, Stirling

- Impressive semi-detached house
- 2 Bedrooms
- Stylish open plan Kitchen/Dining Room
- Spacious Sitting Room
- Upstairs Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/STI110397](https://www.allenandharris.co.uk/Property/STI110397)



Property Ref:
STI110397 - 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