



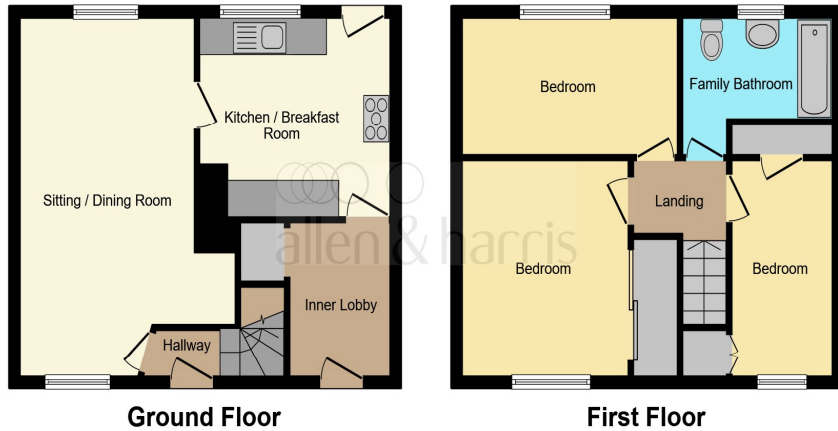
**Barnsdale Road, Stirling, FK7 0PZ**



**welcome to**

## **Barnsdale Road, Stirling**

Introducing this well-presented 3-bedroom mid-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)



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 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/Breakfast Room; 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. Completing the ground floor accommodation & located off the Kitchen/Breakfast Room, is an additional room which can be adapted to various usage depending on your lifestyle requirements & also has a separate door access out to the front of the property.

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 this floor is a Family Bathroom which comprises of a bath with over shower, 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 driveway, providing off road parking convenience. The rear garden is another 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 & decked 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 lawn area with shrubs/borders & is ideal for any prospective buyer with a passion for gardening or who simply desires a delightful outside space to enjoy. The owner has also imaginatively created a wonderful outside Bar, which is ideal for alfresco dining or entertaining with friends/family.

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/Dining Room

19' 8" max x 12' 9" max ( 5.99m max x 3.89m max )

### Kitchen/Breakfast Room

11' 10" x 10' 10" ( 3.61m x 3.30m )

### Lobby Room

8' 8" x 6' ( 2.64m x 1.83m )

## Upper Floor

### Bedroom

11' 8" x 9' 10" exc storage ( 3.56m x 3.00m exc storage )

### Bedroom

11' 9" exc storage x 6' ( 3.58m exc storage x 1.83m )

### Bedroom

13' 2" x 7' 9" ( 4.01m x 2.36m )

### Family Bathroom



welcome to

## Barnsdale Road, Stirling

- Spacious 3 Bedroom House
- Sitting/Dining Room & stylish Kitchen/Breakfast Room
- Upstairs Family Bathroom
- Large driveway to the front of property
- Rear garden, with outside Bar

Tenure: Freehold EPC Rating: C

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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