



**Underwood Cottages, Cambusbarron, Stirling, FK7 9NZ**

welcome to

## Underwood Cottages, Cambusbarron, Stirling

Introducing this well-proportioned & immaculately presented 2-bedroom mid-terrace house, situated in a highly sought-after residential locale. This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



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This stunning property, dating circa 1935, 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, with feature wood burning stove, 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, with the Principal Bedroom benefitting from in-built storage. Concluding the accommodation on the upper floor is a stylish Family Bathroom which comprises of a bath, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the house & viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

To the front of the property the garden is mainly laid to lawn, with shrubs & borders, whilst the design of the rear garden is a further highlight. With an expansive lawn & patio seating area, 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. 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.



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## Ground Floor

### Hallway

### Sitting Room

13' 10" max x 13' 1" max ( 4.22m max x 3.99m max )

### Kitchen / Dining Room

15' 5" x 8' 11" ( 4.70m x 2.72m )

## Upper Floor

### Bedroom

13' 1" max x 11' max & exc storage ( 3.99m max x 3.35m max & exc storage )

### Bedroom

11' 11" max x 10' max ( 3.63m max x 3.05m max )

### Family Bathroom



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## Underwood Cottages, Cambusbarron Stirling

- Impressive 2 Bedroom home
- Contemporary Living
- 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

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Property Ref:  
STI110040 - 0002

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