



**Sauchie Court, Bannockburn, Stirling, FK7 8PW**

**welcome to**

## **Sauchie Court, Bannockburn Stirling**

Introducing this well-proportioned 2/3 Bedroom detached bungalow which is situated in a highly sought-after residential area. The property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive bungalow 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 charming 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, including those who perhaps require one level living.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the spacious Sitting Room; this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day – a large window to the front aspect allows light to flourish into the room. Retracing our steps back to the Hallway, you will find the Kitchen/Breakfast Room; the design of the Kitchen makes it one to enjoy, tastefully tailored with an array of wall & base units plus fitted worktops; the Kitchen provides space, convenience & ample storage, whilst a door provides handy access out to the garden. There are two double Bedrooms which both benefit from in-built storage as well as a further room which is currently being used as a Dining Room; however this room could also be adapted to alternative usage, such as a Bedroom or Home Office, depending on your lifestyle needs & due to the additional living accommodation on offer throughout the home. Located at the rear of the property is a spacious Conservatory, which offers a wonderful additional living space; in the warmer seasons, roll open the patio doors & step out onto the patio seating area – this makes the ideal space for alfresco dining or to purely to enjoy the rear garden. Completing the accommodation on offer is a modern & stylish Shower Room, comprising of a shower cubicle, WC & wash hand basin.

The home is well-presented throughout & provides a flexible layout which current modern lifestyles prefer, whilst there is a good range of in-built storage space to be found throughout the home, including access to a large partially boarded attic space, which is accessible via a loft ladder. Viewing of this bungalow is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally there is a low maintenance front garden, with driveway providing off road parking convenience & access to the detached garage, which can be accessed via an electric garage door(with hand remote). The large rear garden has also been fashioned for ease of maintenance with a large patio area, a gravelled area & mature shrubs & borders.

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 store's 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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## Entrance Hallway

### Sitting Room

14' 9" x 14' 3" ( 4.50m x 4.34m )

### Kitchen / Breakfast Room

14' 3" x 7' 9" max ( 4.34m x 2.36m max )

### Bedroom / Dining Room

13' 2" x 8' 9" ( 4.01m x 2.67m )

### Bedroom

15' 4" max & inc storage x 9' 10" max ( 4.67m max & inc storage x 3.00m max )

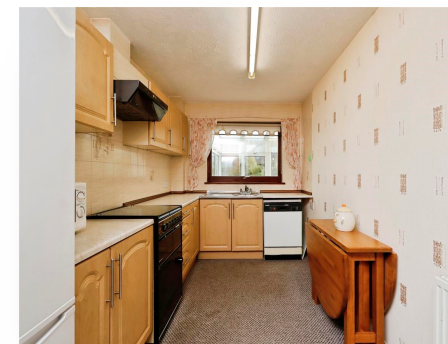
### Bedroom

14' 4" max & inc storage x 11' 9" max ( 4.37m max & inc storage x 3.58m max )

### Conservatory

14' 7" x 7' 6" ( 4.45m x 2.29m )

### Shower Room



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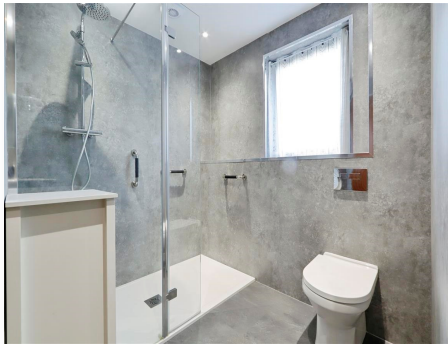
## Sauchie Court, Bannockburn, Stirling

- Detached Bungalow
- 2/3 Bedrooms
- Bedroom 3 / Dining Room
- Spacious Sitting Room
- Kitchen/Breakfast room

Tenure: Freehold EPC Rating: C

offers over

**£269,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110510 - 0002

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