





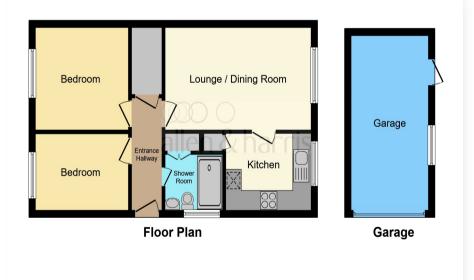
Chisholm Avenue, Stirling, FK9 5QU



welcome to

Chisholm Avenue, Stirling

Introducing this 2-bedroom semi-detached bungalow, situated in a highly sought-after residential locale & offering a comfortable living space for those seeking a high-quality home. Viewing is certainly recommended to fully appreciate all that this 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 albilly is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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 Entrance Hallway. Immediately catching your attention is the spacious Lounge / Dining 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 situated off the Sitting / Dining Room, is the Kitchen which is tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. There are 2 well-proportioned Bedrooms & completing the accommodation on offer is a Shower Room which comprises of a shower, WC & wash hand basin. The property further benefits from gas central heating & is being sold with no onwards chain.

To the front of the home is a driveway, providing off road parking & access to the detached single garage, plus a low maintenance gravelled garden. The rear private garden is also fashioned for ease of maintenance, with a patio & gravelled area, all enclosed by a timber fence.

Causewayhead is a popular residential area on the edge of Stirling City & offers day to day facilities. The historic city of Stirling offers excellent shopping facilities with many well-known stores present in the Thistle & Marches Shopping Centres. The commuter is well served by the M8 & M9 motorways & the nearby Stirling or Bridge of Allan train stations, which offers access to Glasgow & Edinburgh. Good sports facilities are available at the Peak Sports Village & other recreational activities such as bowling, cinema, restaurants & parks are within close proximity. Excellent schooling available at Primary & Secondary level. Stirling University is located a short distance away & offers further facilities such as Olympic standard swimming pool & The MacRobert Theatre.

Entrance Hallway

Lounge / Dining Room 15' 8" x 9' 11" (4.78m x 3.02m)

Kitchen 9' 2" max x 7' 5" max (2.79m max x 2.26m max)

Bedroom 10' 3" x 10' (3.12m x 3.05m)

Bedroom 10' 3" x 7' 6" (3.12m x 2.29m)

Shower Room











welcome to

Chisholm Avenue, Stirling

- Semi-detached bungalow
- 2 Bedrooms
- Lounge / Dining Room
- Kitchen
- Shower room

Tenure: Freehold EPC Rating: B

offers over **£150,000**





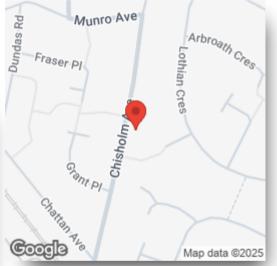
view this property online allenandharris.co.uk/Property/STI110134



Property Ref: STI110134 - 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.

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Please note the marker reflects the postcode not the actual property

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