

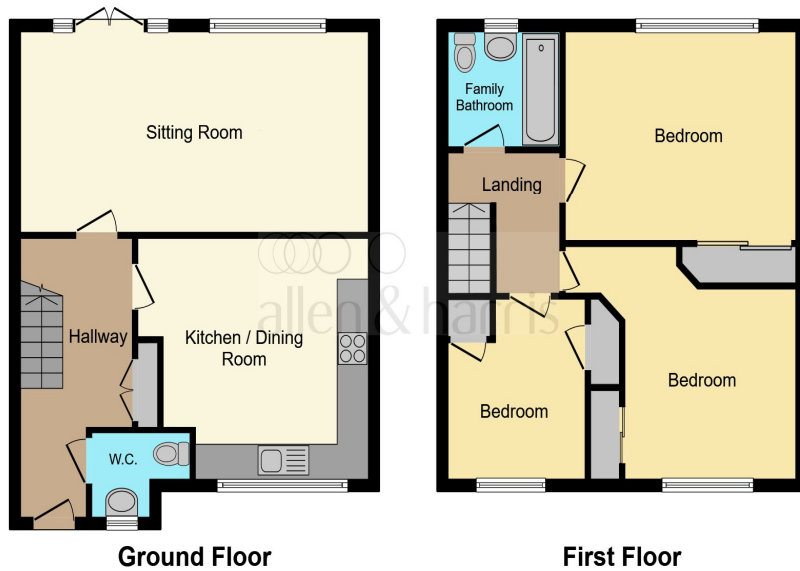


Murrayfield Place, Bannockburn, Stirling, FK7 8NE

welcome to

Murrayfield Place, Bannockburn, Stirling

Introducing this stunning 3-bedroom detached home, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for families seeking a high-quality home and 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.fociaagent.com



This property perfectly blends versatile & flexible accommodation, therefore, is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for a spacious family home.

Upon entering the property, you are greeted by an Entrance Hallway, with large downstairs hall cupboard and stairs leading to the upper floor. Immediately catching your attention is the well-proportioned Sitting Room; this creates a central hub for socialising, it is the ideal retreat where friends and family will naturally gather at the start and end of the day. A large window and French doors to the rear aspect allow light to flourish into the room. In the warmer seasons, open the doors to step out onto the decked seating area, this is the ideal space to enjoy the attractive rear garden & elevated vistas. Next, we gravitate to the spacious Kitchen/Dining Room, this is very much in keeping with today's lifestyle preferences. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, plus fitted worktops - the Kitchen provides space, convenience and ample storage. Situated off the Hallway & concluding the accommodation on the ground floor, is a downstairs cloakroom.

Ascend the staircase towards the first-floor landing to access the upper floor living accommodation. There are 3 well-proportioned Bedrooms, all of which benefit from in-built storage. Completing the accommodation on the upper floor is a modern Family Bathroom, which consists of a bath with over shower, WC & wash hand basin. The home skilfully provides a flexible layout which current modern lifestyles prefer and there is a good range of in-built storage space to be found throughout the house.

Externally, to the front of the property, there is a driveway providing off road parking convenience. The garden to the rear of the property is a further stand-out feature of this lovely home. The design of the garden has been fashioned to include a large lawn, a raised decking area and shrubs/borders which ensures that throughout the course of the day there is always a beautiful space in which to relax, unwind and take in the elevated views/vistas. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what is on offer.

The property is situated in a sought-after location, close to the centre of the historic city of Stirling and 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). There are also good recreational facilities such as indoor bowling, golf, tennis & squash close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

Ground Floor

Entrance Hallway

Sitting Room

21' 8" x 11' 3" (6.60m x 3.43m)

Kitchen / Dining Room

14' 5" x 13' 10" (4.39m x 4.22m)

WC

Upper Floor

Bedroom

14' 4" x 11' 9" exc storage (4.37m x 3.58m exc storage)

Bedroom

11' 4" max & inc storage x 8' 6" max & exc storage (3.45m max & inc storage x 2.59m max & exc storage)

Bedroom

14' 4" max x 13' 5" max & inc storage (4.37m max x 4.09m max & inc storage)

Family Bathroom



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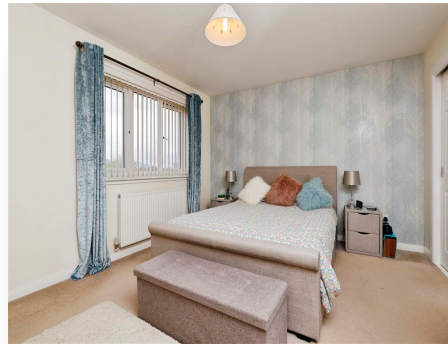
Murrayfield Place, Bannockburn, Stirling

- 3-bedroom detached family home
- Kitchen/Dining Room
- Contemporary & stylish Kitchen
- Spacious Sitting Room
- Family Bathroom & downstairs WC

Tenure: Freehold EPC Rating: C

offers over

£237,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110536 - 0002

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