



**Benview, Bannockburn, Stirling, FK7 0HJ**

**welcome to**

## **Benview, Bannockburn, Stirling**

An exquisite 5 bedroom detached family home, which has been tastefully improved by the current owner & ideally located in a popular residential locale. The property perfectly epitomises both contemporary & versatile accommodation, allowing an expansive & comfortable living space for families seeking a high-quality home. Viewing is certainly recommended to fully appreciate all that this delightful property 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 truly stunning & spacious detached house, is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

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 drawing you in is the elegant & sophisticated Sitting Room; this provides the perfect ambience in which to relax or unwind, with a large window to the front aspect allowing light to flourish into the room. Next, we gravitate to the recently refurbished Kitchen/Dining Room; this is a truly stand-out feature & the contemporary design makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units, fitted worktops & integrated appliances to include double oven/hob, dishwasher & wine fridge, the Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room, with a door leading to the rear garden. Conveniently situated off the Kitchen/Dining is the ground floor Bedroom/Seating area; however, this room offers a multitude of possibilities & could easily be adapted to alternative usage, depending on your lifestyle needs, due to the substantial living accommodation on offer throughout the home. Retracing our steps, we then move to the spacious Family Room; again, this is a further highlight & this room has become the sociable hub of the home, ensuring that this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. Concluding the accommodation on the ground floor is a WC.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The principal Bedroom benefits from a range of fitted wardrobes & a stylish en-suite Shower Room, whilst the remaining Three Bedrooms are all well-proportioned, with the inclusion of in-built storage. Concluding the accommodation on the upper floor is a 4 piece Family Bathroom fitted with a bath, separate shower cubicle, wc & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor; the property skilfully encapsulates the versatility & contemporary living that current modern lifestyles require. There is a good range of in built storage space to be found throughout & the property further benefits from a gas central heating system. Viewing is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property the garden is mainly laid to lawn, with mature shrubs/trees plus a driveway providing off road parking for a number of vehicles, whilst the garden to the rear of the property has been designed for ease of maintenance with a large patio seating & gravelled area.

The historic city of Stirling offers excellent local shopping facilities with many well-known stores present in the Thistle and Marches Shopping Centres. The commuter is well served by the M8 and M9 motorways and the nearby Stirling Train Station, which offers access to Glasgow and Edinburgh. Good sports facilities are available nearby at the Peak Sports Village and other recreational activities such as indoor bowling, cinema, restaurants and parks are within walking distance. Stirling University is easily accessible by regular bus services.

## Ground Floor

### Entrance Hallway

### Sitting Room

15' 7" x 11' 4" ( 4.75m x 3.45m )

### Kitchen/Dining Room

27' x 9' 5" ( 8.23m x 2.87m )

### Bedroom/Seating Area

18' max x 17' 2" max ( 5.49m max x 5.23m max )

### Family Room

22' 6" max x 13' 6" max ( 6.86m max x 4.11m max )

### Utility Room

### WC

## Upper Floor

### Bedroom

12' 11" x 11' 9" ( 3.94m x 3.58m )

### En Suite

### Bedroom

11' 4" x 8' 8" ( 3.45m x 2.64m )

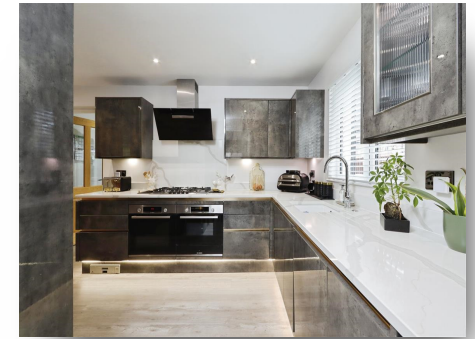
### Bedroom

11' 9" max x 8' 10" max ( 3.58m max x 2.69m max )

### Bedroom

8' 5" max x 8' 4" max ( 2.57m max x 2.54m max )

### Family Bathroom



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## **Benview, Bannockburn, Stirling**

- Impressive 5 bedroom detached family home
- Refurbished Kitchen/Dining Room
- Sitting Room & Family Room
- Ground floor Bedroom with Seating area
- 4 piece Family Bathroom & En-suite to Principal Bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

**£390,000**



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Property Ref:  
STI110546 - 0005

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