



Oakwood, Kippen, FK8 3DP

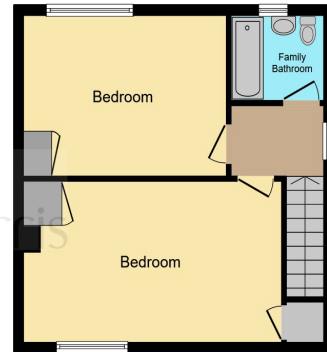
welcome to

Oakwood, Kippen

Introducing this well-proportioned & immaculately presented 3 Bedroom end terrace house, 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 house has to offer.



Ground Floor



First Floor

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



This charming property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. Upon entering you are greeted by a welcoming Hallway, with stairs leading to the upper level & 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. Next, we gravitate to the Kitchen; tastefully tailored with an array of wall & base units, plus integrated oven/hob & fridge/freezer - the Kitchen provides space, convenience & ample storage. The Kitchen is partially open plan through to the Dining Room, which itself is perfect for dinner parties & family gatherings, making it the ideal space for entertaining. Retracing our steps back to the Hallway, you will then find the ground floor Bedroom; however, this room offers a multitude of possibilities & could easily be adapted to alternative usage, depending on your lifestyle needs; ideally situated off the Bedroom & completing the ground floor accommodation, is a stylish En Suite Shower Room.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are 2 well-proportioned Bedrooms, both of which benefit from in-built storage & completing the accommodation on the upper floor is the Family Bathroom which consists of a bath, WC & wash hand basin.

The home is well-presented throughout & skilfully provides a flexible layout which current modern lifestyles prefer. There is also good range of in-built storage space to be found throughout the home.

Externally, there is an attractive front garden with a lawn & mature shrubs/borders plus a driveway, providing off road parking convenience. The delightful rear garden is a real highlight & has been fashioned to offer a patio seating area, plus a large lawn with mature shrubs/borders, as well as a handy & practical Utility Room. 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 & viewing of this house is certainly recommended, to truly appreciate all that this wonderful home has to offer.

Kippen offers an excellent range of local amenities including local shops, post office & village pubs. The nearby historic City of Stirling offers extensive shopping facilities with many of the well-known stores located in the Thistle Marches Shopping Centres. M8 & M9 motorways offer commuting to Glasgow & Edinburgh or by rail (Stirling Station). Good recreational facilities are available close-by as well as some lovely surrounding walks.

Ground Floor

Entrance Hallway

Sitting Room

14' 7" max x 12' max (4.45m max x 3.66m max)

Kitchen

11' 3" x 8' 9" (3.43m x 2.67m)

Dining Room

11' 1" x 9' 3" (3.38m x 2.82m)

Bedroom

10' 9" x 9' 10" (3.28m x 3.00m)

En Suite Shower Room

Upper Floor

Bedroom

14' 5" max x 10' 4" max (4.39m max x 3.15m max)

Bedroom

17' 8" max x 10' 5" max (5.38m max x 3.17m max)

Family Bathroom



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welcome to Oakwood, Kippen

- End terrace house
- 3 Bedrooms
- Versatile & flexible living accommodation
- Spacious Sitting Room
- Kitchen & Dining Room

Tenure: Freehold EPC Rating: F
Council Tax Band: B

offers over
£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI110463 - 0002

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