



Grampian Road, Stirling, FK7 9JP

welcome to

Grampian Road, Stirling

A charming, detached family home which has been tastefully improved by the current owners & ideally located in a popular residential locale. The property perfectly epitomises both contemporary & versatile accommodation, allowing for 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



This 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 a welcoming Entrance Hallway & immediately drawing you in is the elegant & sophisticated Sitting Room; this stylish room has become the ideal retreat where friends & family will naturally gather at the start & end of the day, with a large window to the front aspect allowing light to flourish into the room. Next, we gravitate to the refurbished Kitchen/Breakfast Room; this is a truly stand-out feature & the contemporary design also makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units, fitted worktops & integrated appliances to include oven/hob, dishwasher, washing machine & fridge/freezer. The Kitchen provides space, convenience & storage in abundance. Retracing our steps back to the main Hallway, we then find the Snug/Family Room; 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. Concluding the accommodation on the ground floor is the stylish Shower Room, comprising of a double shower cubicle, wc & wash hand basin.

We then ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are 4 Bedrooms, with 3 of the rooms benefitting from in-built storage & completing the accommodation on this floor is a modern Family Bathroom, consisting of a bath with over shower, wc & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor; whilst 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 there is a sizeable driveway, providing ample off-road parking & access to the garage. The front garden is mainly laid to lawn, with mature shrubs/borders, providing an attractive approach to the home. The rear garden is a further standout feature & provides a multitude of areas to enjoy. The design of the garden has been fashioned to introduce various spaces in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful area in which to appreciate the surroundings. There is sizeable lawn, plus mature shrubs/borders & any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer.

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

19' 6" max x 15' 3" max into window (5.94m max x 4.65m max into window)

Kitchen / Breakfast Room

17' 3" x 10' 4" max (5.26m x 3.15m max)

Snug / Family Room

10' 9" x 10' 8" (3.28m x 3.25m)

Shower Room

Upper Floor

Bedroom

12' 1" x 10' 3" (3.68m x 3.12m)

Bedroom

10' 11" max x 8' 5" (3.33m max x 2.57m)

Bedroom

10' 9" max x 8' 6" plus door recess (3.28m max x 2.59m plus door recess)

Bedroom

12' x 6' 9" (3.66m x 2.06m)

Family Bathroom



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welcome to

Grampian Road, Stirling

- Impressive detached family home
- 4 Bedrooms
- Refurbished Kitchen/ Breakfast Room
- Contemporary Kitchen design
- Sitting Room & separate Snug/Family Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110650 - 0003

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