

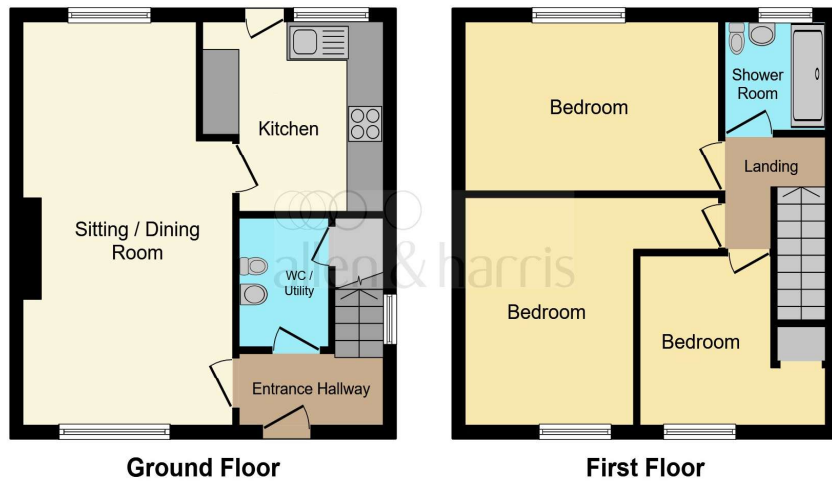


Lamont Crescent, Fallin, Stirling, FK7 7EJ

welcome to

Lamont Crescent, Fallin, Stirling

Introducing this well-proportioned & immaculately presented 3 Bedroom semi-detached house, which has been tastefully updated by the current owners. The property is situated in a highly sought-after residential area, offering 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.



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 stunning property is sure to appeal to a wide demographic of potential purchasers & offers a wonderful living experience. Upon entering, immediately catching your attention is the spacious Sitting/Dining Room; this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising, making the ideal retreat where friends & family will naturally gather at the start & end of the day; dual aspect windows to the front & rear aspect allow a wealth of natural light to flourish into the room. Conveniently situated off the Sitting/Dining Room is the stylish Kitchen which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences. The refitted & contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob, the Kitchen provides space, convenience & ample storage. Completing the accommodation on the ground floor is a handy & practical WC/Utility.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, where you will find the 3 Bedrooms & the modern, refitted Shower Room which consists of a Shower Cubicle, WC & wash hand basin.

The home is presented to an excellent standard throughout, offering walk-in condition & there is also good range of in-built storage space to be found throughout the home. Externally, there is an attractive landscaped garden to the front & a driveway providing off road parking convenience, plus EV charging point, whilst the rear garden consists of a block paved patio & lawn. Viewing of this house is certainly recommended to truly appreciate all that this wonderful home has to offer.

Fallin is a small former mining village situated approximately 3 miles to the east of Stirling & offers convenient access onto the motorway network for commuting to Glasgow & Edinburgh. The village provides local shopping facilities & the Historic city of Stirling provides excellent additional shopping options with the major stores being present in the Thistle & Marches Shopping Centres. There is a primary & nursery within the village with St Modans & Wallace High school providing secondary schooling.

Ground Floor

Entrance Hallway

Sitting / Dining Room

20' 9" max x 11' 4" max (6.32m max x 3.45m max)

Kitchen

9' 9" max x 9' 8" max (2.97m max x 2.95m max)

WC / Utility

Upper Floor

Bedroom

13' 7" max x 11' 9" max (4.14m max x 3.58m max)

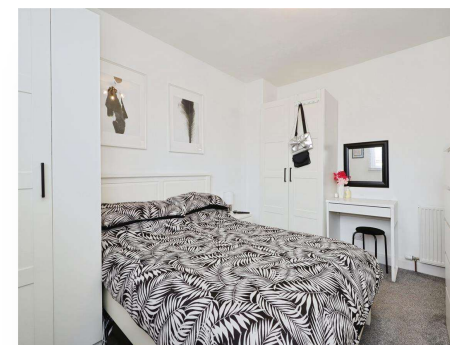
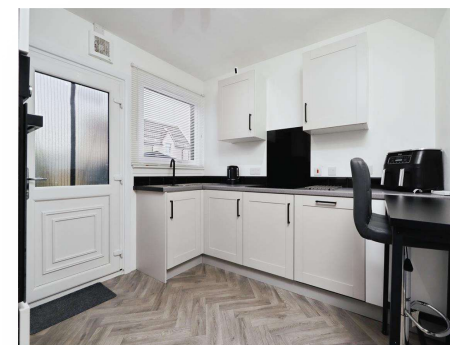
Bedroom

13' 8" max x 8' 7" max (4.17m max x 2.62m max)

Bedroom

9' 11" max x 8' 9" max (3.02m max x 2.67m max)

Shower Room



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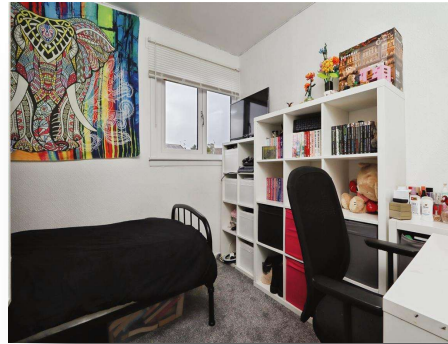
- A tastefully updated semi-detached house
- Stylish refitted Kitchen
- Spacious Sitting/Dining Room
- 3 Bedrooms
- Modern refitted Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110634 - 0002

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