

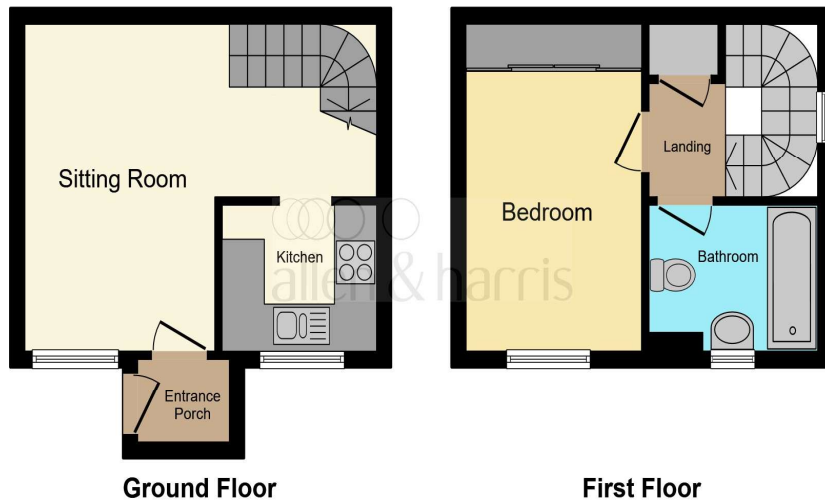


Maurice Avenue, Stirling, FK7 7UB

welcome to

Maurice Avenue, Stirling

Introducing this charming & well-presented 1 Bedroom quarter villa, 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 delightful villa 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 quarter villa is sure to appeal to a wide demographic of potential purchasers & the accommodation initially comprises of a welcoming Entrance Porch. 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. Conveniently located off the Sitting Room is the Kitchen & the contemporary design makes this one to enjoy; tastefully tailored with an array of wall & base units, plus fitted worktops - the Kitchen provides convenience & ample storage.

Ascend the staircase to the upper landing, where you will find the Bedroom, which is a double in size & also benefits from in-built storage. Concluding the accommodation on this floor is the Bathroom which comprises of a bath with over shower, wc & wash hand basin. The home is well-presented throughout, offering walk-in condition. Externally, there is a driveway providing off road parking convenience & the property also benefits from its own garden, which comprises of a decked seating area, lawn & timber shed. Viewing of this property is highly recommended to truly appreciate all that this charming home has to offer.

The property is situated in a sought-after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known store's present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

Entrance Porch

Sitting Room

16' 3" max x 13' 9" max (4.95m max x 4.19m max)

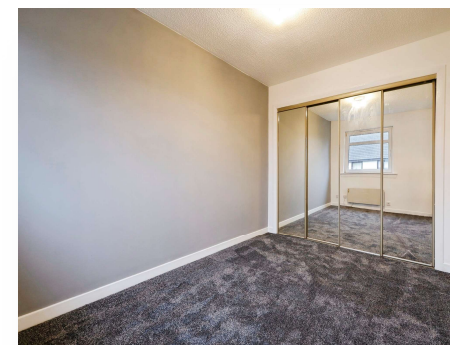
Kitchen

6' 6" max x 6' (1.98m max x 1.83m)

Bedroom

11' 5" exc storage x 8' 2" (3.48m exc storage x 2.49m)

Family Bathroom



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welcome to

Maurice Avenue, Stirling

- Quarter villa
- Spacious Sitting Room
- Modern Kitchen
- Double Bedroom, with in-built storage
- Bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110667 - 0002

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