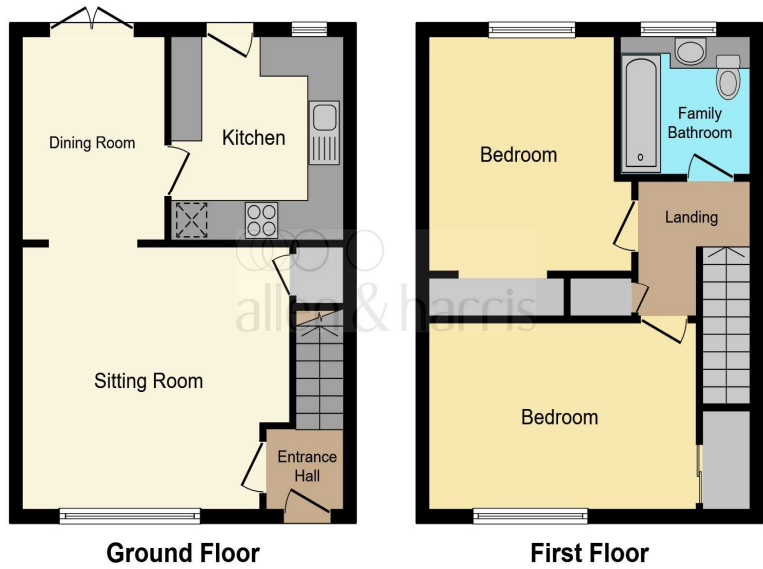


Hirst Crescent, Fallin, Stirling, FK7 7HW

welcome to

Hirst Crescent, Fallin, Stirling

Introducing this well-proportioned & immaculately presented 2 Bedroom mid-terrace house, which has been tastefully updated by the current owner. 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 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; a large window to the front aspect allows a wealth of natural light to flourish into the room. Conveniently situated off the Sitting Room is the Dining Room, which is perfect for entertaining or family gatherings & in the warmer seasons, open the patio doors & step out onto the patio seating area; this makes ideal space for alfresco dining as well as a delightful space to enjoy the rear garden. Next, we move on to 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, fridge/freezer, dishwasher & washing machine. The Kitchen provides space, convenience & ample storage.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, where you will find 2 Bedrooms, both of which are doubles in size & also benefit from in-build storage. Completing the accommodation on the upper floor is a modern Family Bathroom which consists of a bath with over shower, 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 a driveway to the front, providing off road parking convenience & the rear garden consists of a patio seating area & 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.



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Ground Floor

Entrance Hall

Sitting Room

14' 5" x 13' (4.39m x 3.96m)

Dining Room

10' 3" x 7' 11" (3.12m x 2.41m)

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

Upper Floor

Bedroom

14' 3" exc storage x 9' 2" (4.34m exc storage x 2.79m)

Bedroom

11' 8" max & exc storage x 11' 2" max (3.56m max & exc storage x 3.40m max)

Family Bathroom



welcome to

Hirst Crescent, Fallin, Stirling

- A tastefully updated mid-terrace house
- Stylish refitted Kitchen
- Spacious Sitting Room & separate Dining Room
- 2 Bedrooms
- Modern Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£150,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110688



Property Ref:
STI110688 - 0002

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