

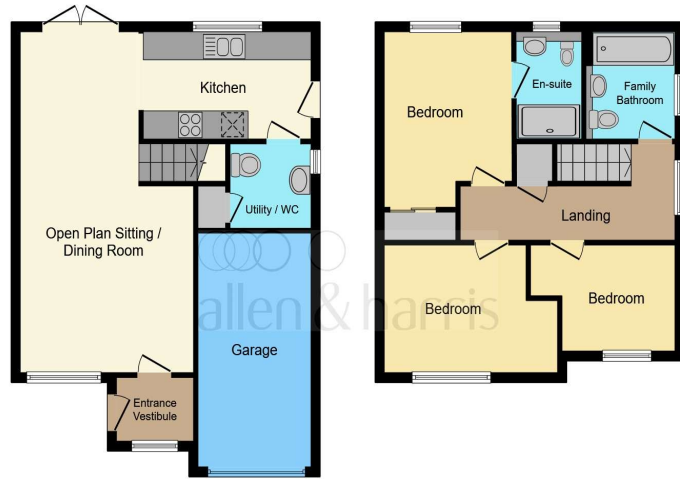


**Elmbank Road, Stirling, FK7 9DD**

**welcome to**

## **Elmbank Road, Stirling**

Introducing this exquisite & immaculately presented 3-bedroom detached home, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for families 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](http://www.focalagent.com)





This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by a welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the Open Plan Sitting/Dining Room which is a true highlight of this wonderful home & creates a central hub for socialising, plus the ideal retreat where friends & family will naturally gather at the start & end of the day. This layout tends to be very much in keeping with today's lifestyle preferences, offering the perfect space for hosting dinner parties & entertaining. The patio doors, leading out from the Dining area to the garden, not only allow a wealth of natural light into the room; but in the warmer seasons, roll open the doors & step out onto the patio seating area - this makes the ideal place for alfresco dining or to purely to enjoy the rear garden. The Dining area is also open plan through to the stylish Kitchen & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & also the additional inclusion of an array of integrated appliances to include oven/hob & fridge/freezer - the Kitchen provides space, convenience & storage in abundance. Concluding the accommodation on offer, on the ground floor, is a downstairs Utility/WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor accommodation. The Principal Bedroom benefits from in-built storage, plus a stylish en-suite Shower Room comprising of a shower cubicle, WC & wash hand basin. There are 2 further well-proportioned Bedrooms & 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 in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the house & viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, to the front there is a mono-blocked driveway providing off road parking convenience for several vehicles & access to the garage(with electric charging point), plus a lawn area. The corner plot, rear garden offers a patio seating area & large lawn; any prospective buyer with a passion for gardening or who simply desire a delightful outside space in which to enjoy, will be wholly impressed with what is on offer.

The property is set within a cul-de-sac consisting of only four detached houses, in a sought-after locale & close to the centre of the historic city of Stirling, which offers excellent local shopping facilities, with many of the well-known stores 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.

## Ground Floor

### Entrance Hallway

### Sitting / Dining Room

23' 9" max x 13' 2" max ( 7.24m max x 4.01m max )

### Kitchen

13' 2" x 7' 5" ( 4.01m x 2.26m )

### Utility / WC

## Upper Floor

### Principal Bedroom

12' 2" max & exc storage x 9' 6" max ( 3.71m max & exc storage x 2.90m max )

### En Suite

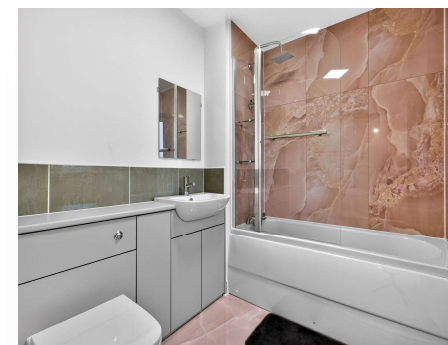
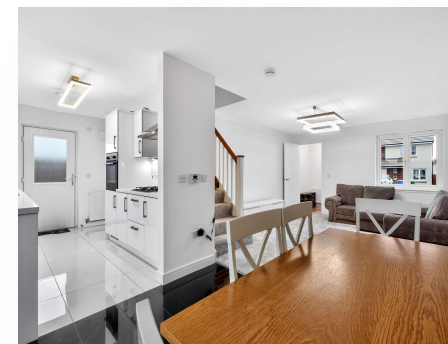
### Bedroom

12' 8" max x 8' 9" ( 3.86m max x 2.67m )

### Bedroom

11' 3" max x 7' 4" max ( 3.43m max x 2.24m max )

### Family Bathroom



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welcome to

## Elmbank Road, Stirling

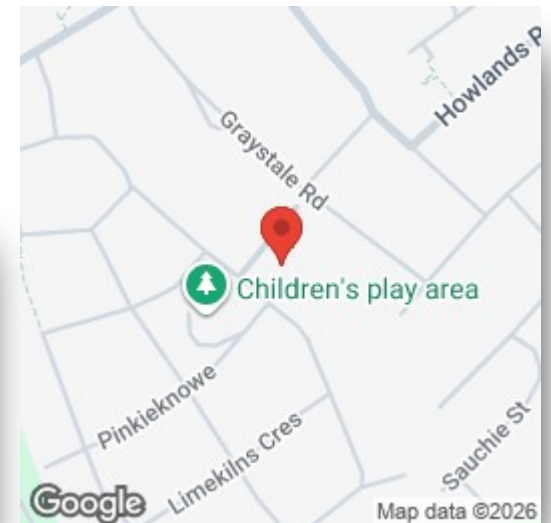
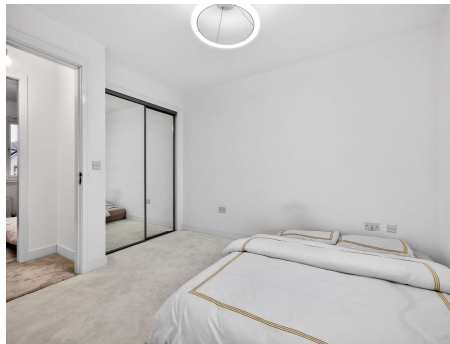
- A stunning 3-bedroom detached family home
- Open plan Sitting/Dining Room
- Contemporary & stylish Kitchen
- En-suite to Principal Bedroom, Family Bathroom & separate downstairs Utility/WC
- Driveway & garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

**£294,995**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110703 - 0002

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