



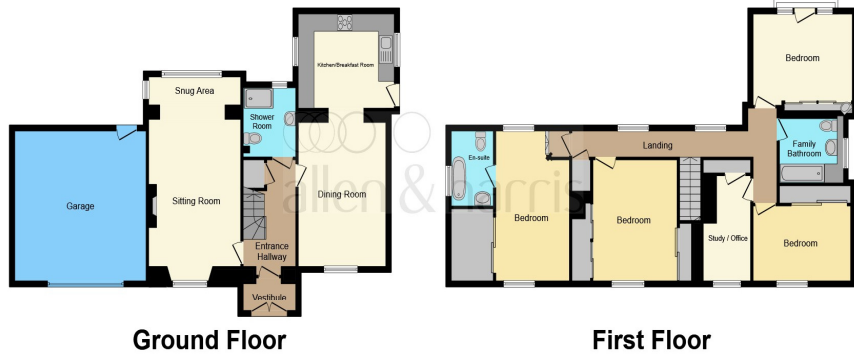
**The Braes, Castle Road, Doune, FK16 6EA**



welcome to

## The Braes Castle Road, Doune

A traditional & rarely available, detached family home which is ideally situated in a scenic locale, opposite Doune Castle. The property perfectly epitomises both contemporary & versatile living accommodation & viewing is highly recommended to fully appreciate all that this impressive home has to offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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 capacious accommodation which is set over 2 levels & initially consists of an Entrance Vestibule, leading into the main Hallway, with staircase leading to the upper level. Immediately drawing you in is the well-proportioned Sitting Room, this is the perfect space in which to relax or unwind & is the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst also benefiting from windows to the front & rear aspect which allow a wealth of natural light into the room. Alternatively you could gravitate to the formal Dining Room, which is ideal for family gatherings or diner parties & is also partially open plan through to the Kitchen/Breakfast Room, making it a wonderful room for entertaining. The Kitchen/Breakfast Room itself, is a stand-out feature & the contemporary design makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units, fitted worktops, the Kitchen provides space, convenience & storage in abundance; light flourishes in through a window to the side aspect & a door provides convenient access out to the rear garden. Concluding the accommodation on the ground floor is a downstairs Shower Room, comprising of Shower Cubicle, WC & wash hand basin.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The principal Bedroom benefits from a range of fitted wardrobes & a stylish en-suite Bathroom comprising of a roll top bath, WC & wash hand basin. There is a further Bedroom, which is currently used as an upper Lounge & has door access to the rear garden; however this room offers 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. There are an additional 2 well-proportioned Bedrooms to be found on this level & also an Office/Study. Completing the accommodation on the upper floor is a stylish & modern Family Bathroom, comprising of a Bath with over Shower, WC & wash hand basin. The home is well-presented throughout, with bright fresh décor & 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 & viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property there is access to the garage, whilst the garden to the rear of the property, is a further stand-out feature of this lovely home. It must be said that it is a credit to the current owner that they have resourcefully created a multi-tiered garden which offers a multitude of areas to enjoy. The design of the garden has been fashioned to introduce various patio & seating areas in which to ensure that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden & appreciate the delightful surroundings. The garden further benefits from a large lawn area, with mature flowers/shrubs & borders, with a greenhouse also included in the sale – any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owner has imaginatively created.

Doune is an attractive village situated approximately seven miles to the west of the historic City of Stirling. The village provides an array of local shops & amenities including a Post Office, a Chemist, Inns, Health Surgery & Churches. The primary school & nursery school are both situated in the village. The nearby city of Stirling offers excellent shopping facilities with the major stores present in the Thistle & Marches Shopping Centres. Access to the major motorway & Railway networks is approximately 10 minutes away by car.



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## Ground Floor

### Entrance Vestibule

### Hallway

### Sitting Room

20' 6" max x 11' 7" ( 6.25m max x 3.53m )

### Dining Room

15' 7" x 10' 10" ( 4.75m x 3.30m )

### Kitchen / Breakfast Room

12' 1" x 10' 9" ( 3.68m x 3.28m )

### Shower Room

## Upper Floor

### Bedroom

17' 4" x 8' 7" exc wardrobe ( 5.28m x 2.62m exc wardrobe )

### En Suite

### Bedroom

12' 1" x 10' ( 3.68m x 3.05m )

### Bedroom

13' 5" x 10' 9" exc wardrobe ( 4.09m x 3.28m exc wardrobe )

### Bedroom

12' 2" x 8' 4" exc wardrobe ( 3.71m x 2.54m exc wardrobe )

### Study / Office

12' 3" max x 5' 9" max ( 3.73m max x 1.75m max )

### Family Bathroom



welcome to

## The Braes, Castle Road, Doune

- Impressive detached family home
- 4 Bedrooms & upstairs Office/Study
- Sitting Room, Dining Room & Kitchen/Breakfast Room
- Family Bathroom & En-suite to Master Bedroom
- Downstairs Shower Room

Tenure: Freehold EPC Rating: D

offers over

**£399,500**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
STI110062 - 0004

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