



MODERN SEMI-DETACHED VILLA

BRIGHT AND SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

PRIVATE GARDENS TO FRONT & REAR

QUIET CUL-DE-SAC LOCATION

FITTED DINING KITCHEN

STYLISH FAMILY BATHROOM

DRIVEWAY



5 Mace Court
Stirling, FK7 7XA

OFFERS OVER
£183,000

Entrance

Access to the property is via a dark wooden door with opaque glazing panels, leading to:

Entrance Vestibule 4' 3" x 3' 9" (1.29m x 1.14m)

Entrance vestibule with window to the front, solid bamboo flooring and small storage cupboard housing the electrics. Access to the lounge.

Lounge 14' 11" x 12' 5" (4.54m x 3.78m)

Bright and spacious lounge with solid bamboo flooring and window overlooking the front of the property. Open plan staircase and under stair storage cupboard. Access to the kitchen.

Dining Kitchen 14' 11" x 8' 6" (4.54m x 2.59m)

Fitted dining kitchen overlooking the rear garden with a good range of light wood effect wall and base units, built-in electric oven, gas hob and extractor fan. There is space for a fridge/freezer, washing machine and dining table and chairs with a door giving access to the rear garden.

Upper Hallway

Carpeted upper hallway with storage cupboard which houses the tumble dryer. Access to all upper accommodation and the loft.

Principal Bedroom 11' 6" x 9' 2" (3.50m x 2.79m)

Good size principal bedroom overlooking the front of the property with built-in double wardrobe and carpeted flooring.

Bedroom 2 9' 10" x 7' 9" (2.99m x 2.36m)

Second double bedroom overlooking the rear of the property with built-in double wardrobe and laminate flooring.

Family Bathroom 6' 5" x 5' 1" (1.95m x 1.55m)

Stylish family bathroom with wet wall panelling and white three piece suite with thermostatic shower over the bath.

Heating & Glazing

The property benefits from a gas central heating system and is double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, curtains, blinds, light fittings and bathroom accessories. Also included is the built-in electric oven, gas hob with extractor fan above and tumble dryer in the upper hallway cupboard. Also wooden garden shed.

Negotiable Extras

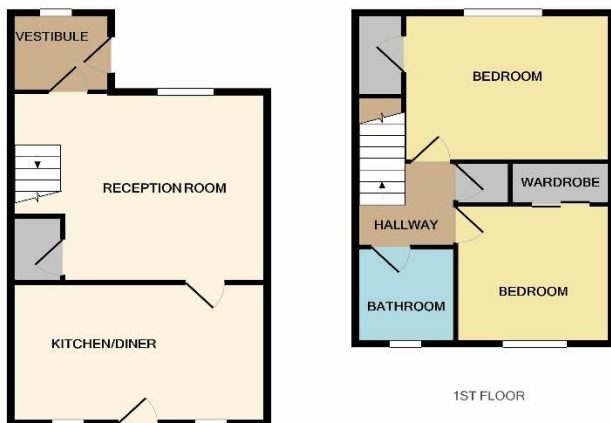
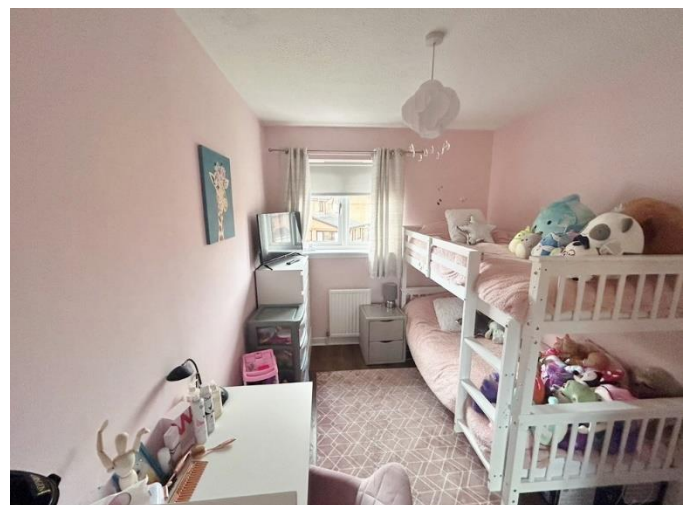
The negotiable extras in the property are the sofas in the lounge, double bed in the principal bedroom and the bunk-beds in bedroom 2.

Gardens

Private front garden laid to lawn with paved pathway leading to front door entrance. Fully enclosed rear garden, laid to lawn with stone chipped borders and a paved patio seating area. Also wooden garden shed.

Driveway

Driveway to the side of the property with stone chips and paving slabs to accommodate approx two vehicles. Wooden gate gives access to the rear garden.



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.