



49, Caltrop Place,  
Stirling, FK7 7XS

Offers Over £282,500



County Estates are pleased to bring to the market this fantastic, detached bungalow ideally situated within a quiet cul-de-sac in a popular residential area of Stirling.

This deceptively spacious property provides flexible one-level living with a welcoming entrance hallway, open plan kitchen/dining room, large lounge, conservatory, three bedrooms including a principal en-suite, and a bathroom. The property is set on a substantial plot featuring a private driveway and front and rear gardens, making it an ideal family home.

The historic city centre of Stirling provides a wealth of amenities including restaurants, bars, shopping and leisure facilities. There is also schooling available at both primary and secondary levels. Stirling University is also within easy reach. Stirling offers commutable access via the motorway and rail network from both Stirling & Bridge of Allan with frequent services to Glasgow and Edinburgh.

### Entrance

Entrance to the property is via a brown UPVC door with glazed panel leading to the entrance vestibule & hallway.

### Vestibule

The entrance vestibule provides laminate flooring and a large walk-in storage cupboard which houses the electrics. The vestibule leads on to the hallway.

### Hallway

The hallway provides three fantastically sized storage cupboards and gives access on to all accommodation.

### Lounge

 17' 8" x 15' 4" (5.38m x 4.67m)

The generously sized lounge provides carpeted flooring, an electric fire with wooden surround and two double glazed windows allowing ample natural light. The lounge gives access to the conservatory.

### Conservatory

 9' 0" x 8' 7" (2.74m x 2.61m)

The conservatory provides a versatile space overlooking the rear garden.

### Kitchen

13' 0" x 9' 5" (3.96m x 2.87m)

The kitchen has been fully fitted with a range of wall and base units, complimentary worktops, splashback tiles and laminate flooring. There is an integrated electric oven and gas hob, an under-counter washing machine, space for a tumble drier and a freestanding fridge freezer. There is a double-glazed window overlooking the rear and a wooden external door gives access out to the garden. The kitchen flows through to the dining room.

### Dining Room

9' 9" x 9' 5" (2.97m x 2.87m)

The dining room has space for a family dining table, additional freestanding furniture and provides a double-glazed window overlooking the front garden.

### Principal Bedroom

 13' 3" x 8' 4" (4.04m x 2.54m)

The spacious principal bedroom provides carpeted flooring, double fitted wardrobes with mirrored sliding doors, ample space for additional freestanding furniture and a double-glazed window overlooking the rear garden. The principal bedroom further benefits from an en-suite shower room.







**En-Suite** 6' 6" x 5' 10" (1.98m x 1.78m)

The fully tiled en-suite provides a corner shower cubicle, wash hand basin and w.c. There is an opaque double-glazed window and an alcove with shelving for storage.

**Bedroom Two** 12' 10" x 12' 4" (3.91m x 3.76m)

Bedroom two is a great sized room with carpeted flooring, double fitted wardrobes with mirrored sliding doors, an alcove with shelving for storage and a double-glazed window overlooking the front of the property.

**Bedroom Three** 8' 10" x 7' 9" (2.69m x 2.36m)

Bedroom three with carpeted flooring, double fitted wardrobes with mirrored sliding doors, an alcove with shelving and a double-glazed window overlooking the side of the property.

**Bathroom** 9' 8" x 4' 8" (2.94m x 1.42m)

The family bathroom has been partially tiled and comprises of a bath, wash hand basin, w.c and an opaque double-glazed window to the side of the property.

### **Gardens & Driveway**

The front garden provides a lawn and a large monoblocked driveway which leads to the side entrance of the property and the rear garden through a gate. The garden can also be accessed from the opposite side of the property via a paved path. To the rear, is a generously sized fully enclosed low maintenance garden. There are also two sheds for storage.



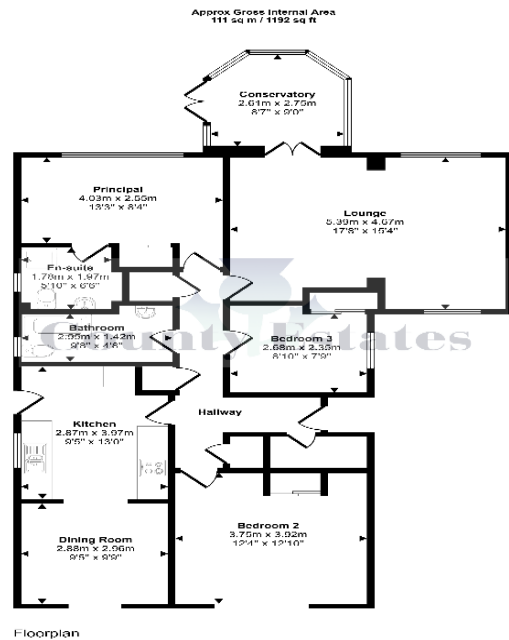


## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles (with the exception of the lounge). The integrated electric oven and gas hob, under-counter washing machine, and the freestanding fridge freezer (No guarantees or warranties on appliances).

## Heating & Glazing

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any fixtures are approximate and no responsibility is taken for any error, omission or misstatement. Issues of floor plans are for information only and are not to be used as a basis for any representation. Please see the full terms and conditions of sale.



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