



7, Abbot Road, Broomridge  
Stirling, FK7 7UG

Offers Over £228,000



County Estates are pleased to present to the market this fantastic three-bedroom semi-detached extended property ideally situated in a popular residential area of Stirling.

This spacious home offers modern living formed across two levels and is presented in walk-in condition. Accommodation comprises of a generous lounge, an open-plan kitchen/diner with French doors that open to the rear garden. Upstairs, you'll find three well-proportioned bedrooms, with the principal bedroom offering an en-suite and is completed with a family bathroom. Additional highlights include front and rear gardens, a private driveway, and a garage, making it an ideal choice for comfortable family living.

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

Access to the property is via a brown UPVC door with glazed side panel leading to the entrance vestibule.

### Entrance Vestibule

The welcoming entrance vestibule features laminate flooring and offers easy access to the lower accommodation as well as stairs leading to the upper level.

### Lounge

11' 4" x 15' 4" (3.45m x 4.67m)

The bright and spacious lounge features carpeted flooring, a walk-in storage cupboard which houses the electrics and a large window allowing a flow of natural light and views over the front garden. Its open layout seamlessly connects to the kitchen diner at the rear, creating a welcoming space for gatherings and everyday living.

### Kitchen Diner

14' 6" x 7' 8" (4.42m x 2.34m)

The open plan kitchen diner features modern wall and base units, complimented by stylish worktops, splashback tiles and laminate flooring. It is equipped with an integrated electric oven, gas hob with extractor hood, fridge freezer, and dishwasher. There is a window overlooking the rear garden, while French doors provide convenient access to outdoor space. There's also ample room for a dining table, making it the perfect space for both cooking and family meals.

### Upper Hallway

The carpeted upper hallway provides access to all upper accommodation and the loft.

### Principal Bedroom

7' 7" x 14' 5" (2.31m x 4.39m)

The principal bedroom provides carpeted flooring, fitted double wardrobes and ample space additional freestanding furniture. Additionally, it boasts a window that overlooks the front of the property along with the added convenience of an en-suite shower room.





### Principal En-Suite

7' 6" x 6' 3" (2.28m x 1.90m)

The en-suite shower room features a large walk-in shower cubicle, a sink with vanity unit and a toilet. There is also a chrome heated towel rail and an opaque rear window.

### Bedroom Two

11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom two is a spacious double room featuring carpeted flooring and double fitted wardrobes. The room also benefits from a window that overlooks the front of the property.

### Bedroom Three

8' 0" x 11' 2" (2.44m x 3.40m)

Bedroom three at the rear provides is currently being used as a home office/dressing room however, is the perfect space for a further double bedroom

### Family Bathroom

6' 1" x 7' 8" (1.85m x 2.34m)

The family bathroom offers a modern and functional space, complete with a jacuzzi bath, sink and w.c. There is also a chrome heated towel rail and an opaque rear window.

### Gardens, Driveway & Garage

The property boasts an attractive front garden with a lawn and a beautiful feature cherry blossom tree, alongside a monoblocked driveway leading to a single garage which provides power and light. To the rear is a fully enclosed, south-facing garden that includes a lawn, a paved patio, and wooden decking, along with easy access to the garage via a rear door.



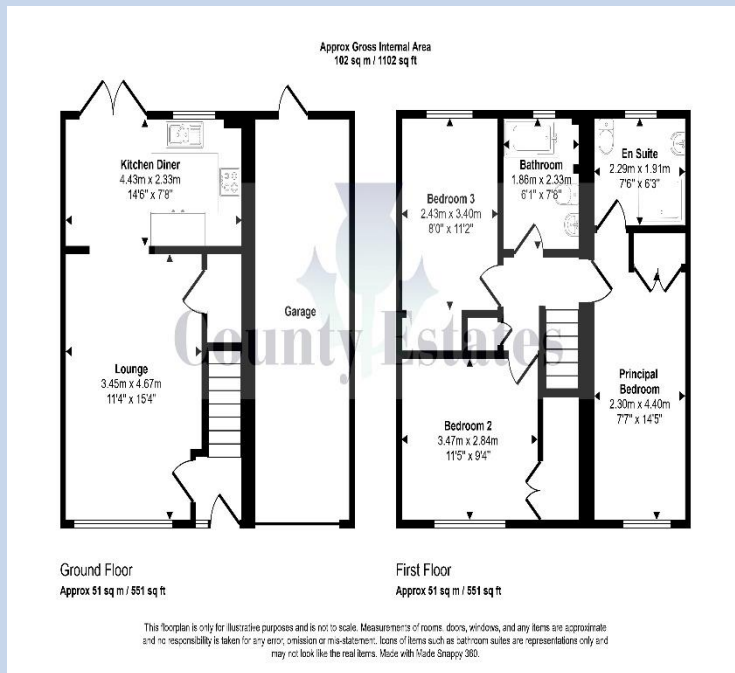
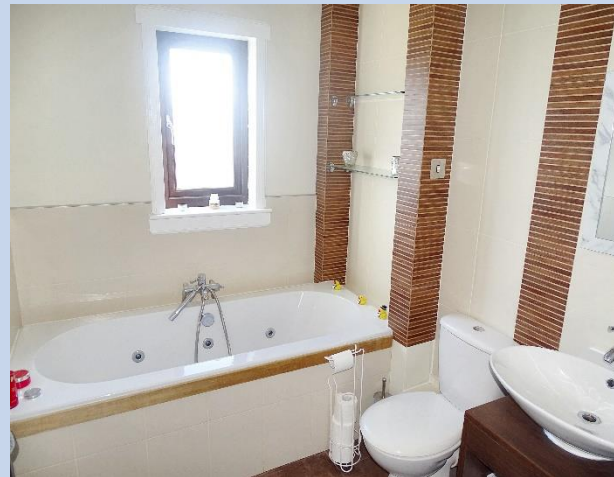


## Heating & Glazing

This 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, light fittings, blinds and curtain poles. All integrated appliances in the kitchen; electric oven, gas hob, fridge freezer & dishwasher.



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