




Balkerach Street  
Doune  
FK16 6DE

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## Offers Over £170,000

A traditional sandstone terraced villa in the charming village of Doune. This spacious home sits in the heart of a peaceful, quaint village with easy access to all the local amenities on offer.

The property does requires a degree of modernisation but offers a wonderful opportunity to develop a home to the purchasers requirements and specification.

Doune is a historic village offering an array of shops which meet day to day needs; it also has a Doctor's surgery, library, post office, vet's surgery, restaurants and its very own Castle.



Home Report Valuation  
£175,000



This attractive home is formed under a traditional slate roof and is set in an attractive blonde sandstone.

Offering spacious accommodation comprising on the ground floor of entrance vestibule, hallway, well-proportioned lounge with fabulous bay window, open plan dining room onto kitchen which has a range of wall and floor units. A handy utility room completes the downstairs layout.

The upper floor provides a stylish, recently refurbished bathroom, two double bedrooms and a further single bedroom.



The home benefits from high ceilings and retains some elements of period features such as deep set skirtings and coving.

Warmth is provided by gas fired central heating and double glazing has been installed.

To the rear of the home are attractive communal gardens. An outhouse provides further storage space.

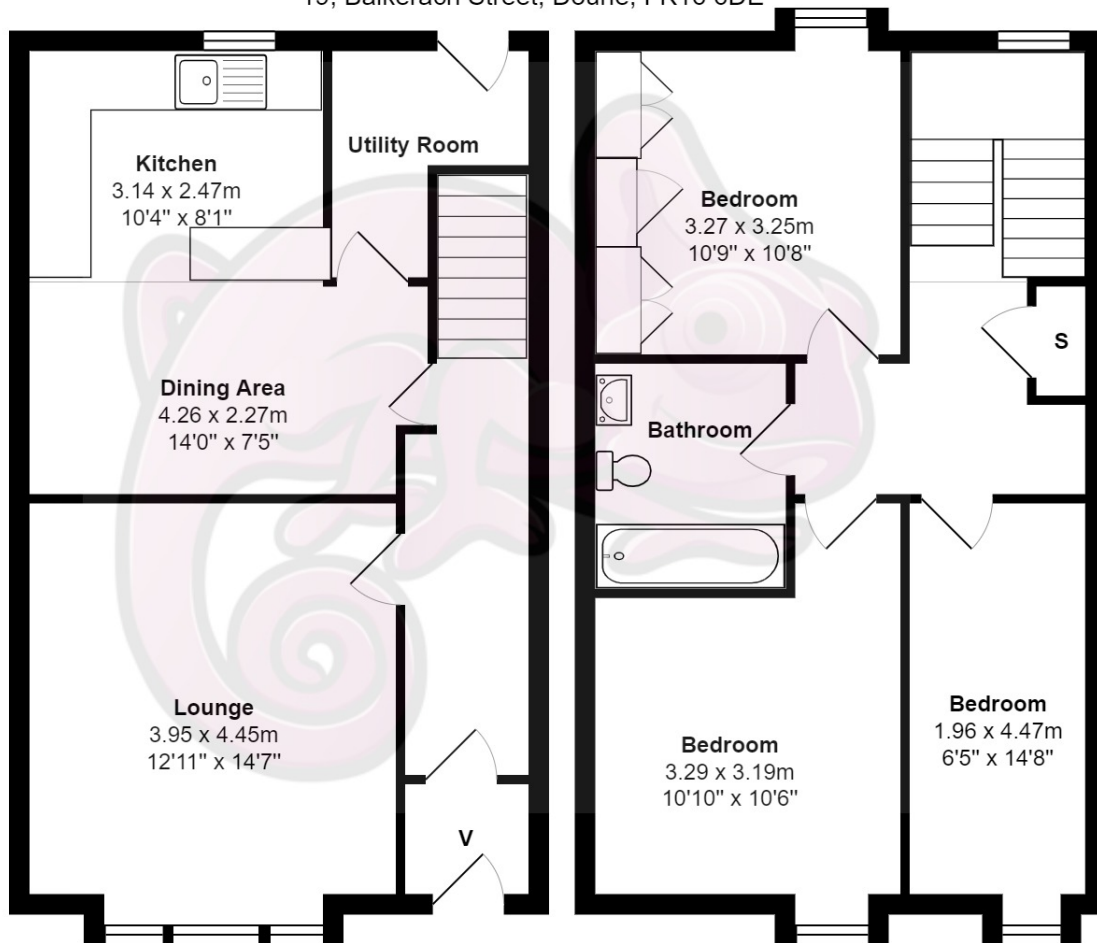
Doune's proximity to the city of Stirling and Callander provide more extensive shopping and a wealth of outdoor pursuits are on offer within easy reach, including some fine hillwalking. The M9 and A9 provide excellent links for commuting, with main line railway stations in Stirling, Dunblane and Bridge of Allan.



## Vendor Comments

*Doune is a wonderful place to live with a real village atmosphere yet is only a short drive from the City of Stirling and motorway connections.*

19, Balkerach Street, Doune, FK16 6DE



All measurements are approximate and for display purposes only

## Location

Doune has a central location which makes it ideal for access to Glasgow, Edinburgh, Perth and Dundee. Motorway and Railway networks are approximately 10 minutes away by car. It is in close proximity (circa 7 miles) to the historic City of Stirling which offers excellent shopping facilities with the major stores present in the Thistle and Marches Shopping Centres. Bridge of Allan, a spa town is 4 miles away with numerous eateries.





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