



Blenheim Court  
Stirling  
FK9 5EA

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## Offers Over £197,500

Property Bureau are delighted to bring to the market this 3 bedroom terraced villa set in a small exclusive development with fabulous views to Wallace Monument.

This attractive, move-in condition home offers comfortable living with modern décor throughout, a fully enclosed rear garden and private allocated parking bay.



Home Report Valuation  
£200,000

Council Tax Band E

EPC Rating C





This welcoming home consists of entrance hallway, WC, spacious lounge with patio doors onto rear garden, fabulous bespoke kitchen with integrated fridge/freezer, washing machine and dishwasher, family bathroom with over bath shower, two double bedrooms and a single bedroom/study. The principle bedroom benefits from en-suite shower room and fitted wardrobes.

All rooms are decorated in bright neutral tones. Fixtures and fittings are to an excellent standard. Double glazing has been installed and warmth is provided by gas fired central heating.



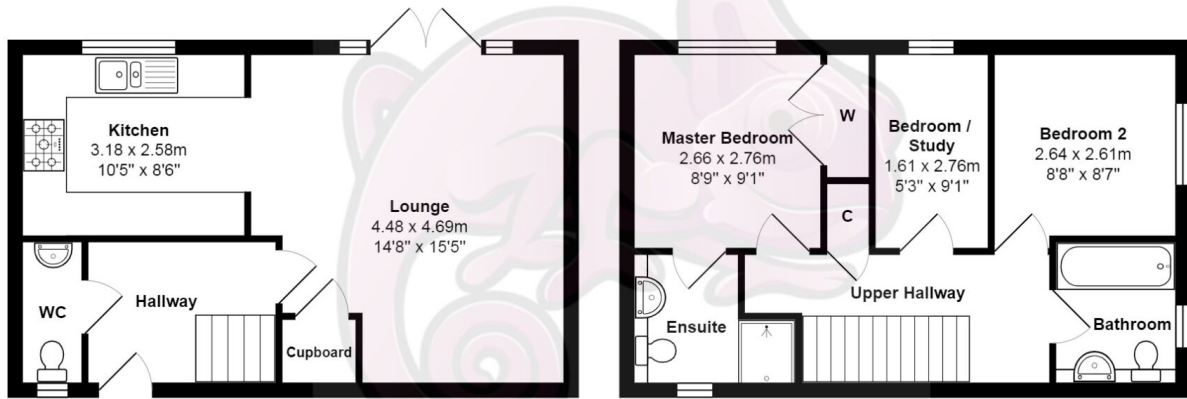
To the rear of the property are gardens mainly laid to lawn. Substantial timber fencing provides additional privacy and security. A parking bay provides off street parking. Further provision for visitors is also available.

The property is also conveniently located 100m away from a Co-op and Post Office. Stirling offers excellent local shopping facilities with many well-known retailers present in the Thistle and Marches shopping centres. Commuters are well served by the M8 and M9 motorways and the nearby Stirling train station offers regular services to Glasgow and Edinburgh. Excellent sports facilities are available nearby at the Peak Sports Village and other leisure facilities such as bowling, cinema, restaurants and parks are within walking distance. Schooling is well catered for from nursery through to high schools.



## Vendor Comments

*The home has been great for us to both live in and to let out. The close proximity to Stirling and Bridge of Allan makes it an ideal location.*



17 Blenheim Court, Stirling

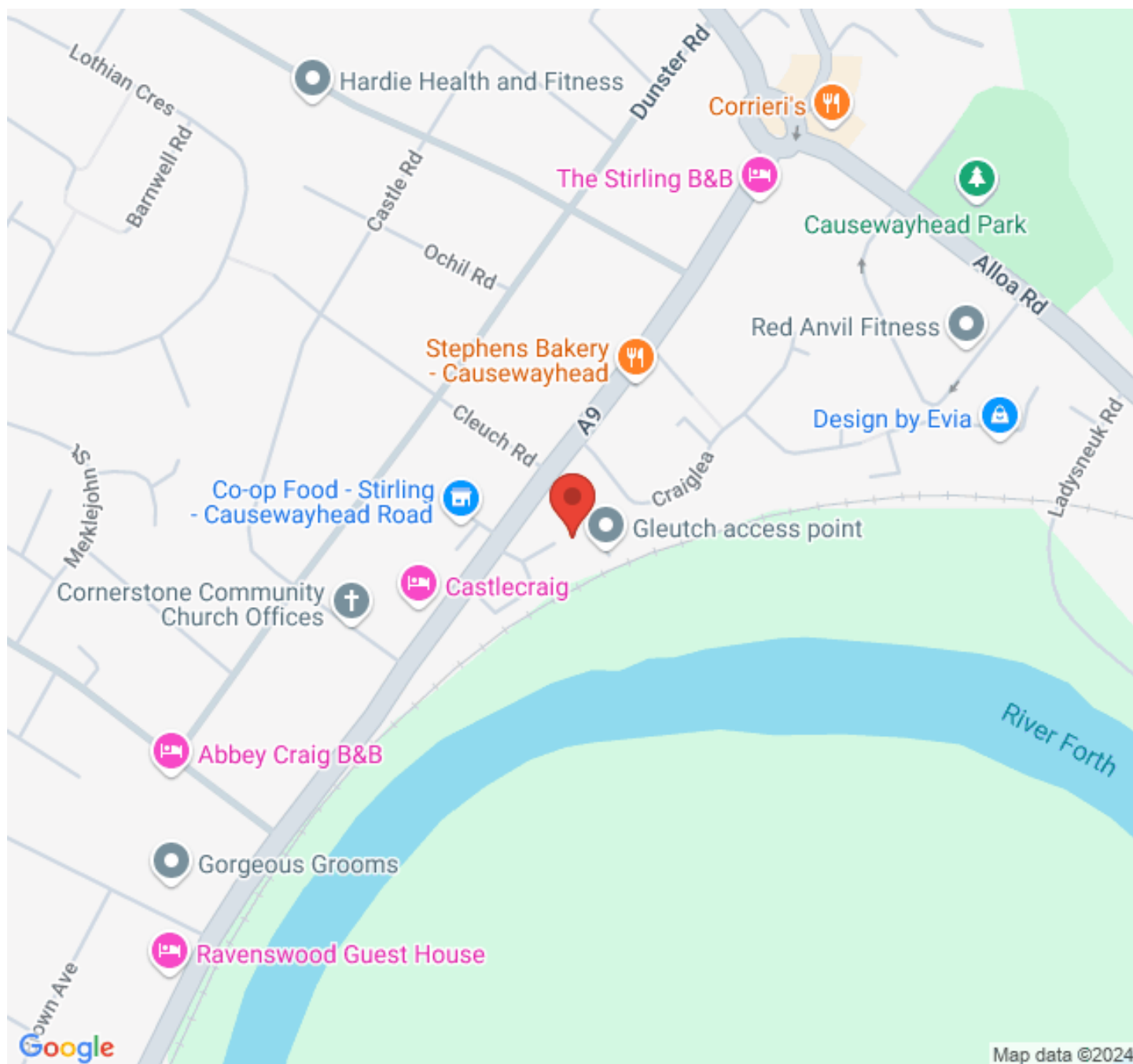
All measurements are approximate and for display purposes only

## Location

Blenheim Court is within easy reach of the historic city centre of Stirling, with a range of shopping, business and leisure amenities. Schooling is available nearby at both primary and secondary level. The area is ideal for those who have to travel for business, with the M9 and M80 being easily accessible and both Stirling and Bridge of Allan railway stations providing regular services to Edinburgh and Glasgow. The property is in close proximity to Stirling University with excellent sporting facilities available to the general public, as well as the MacRoberts art centre.







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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

