



FOR SALE
at alexander taylor
Estate Agents
01324 811 233



Balquhadderock
Stirling FK7 7RQ

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



Alexander Taylor is delighted to bring to the open market this super-sized, four-bedroom semi-detached villa. The subjects are set within a highly desirable location known locally as "Broomridge," in the historical city of Stirling. Situated within a cul-de-sac, which is super child friendly. Close by you will find convenience stores, parks, ideal for running or dog walking and the larger city of Stirling is a short drive, where you will find many high street stores, some amazing restaurants, coffee shops and individual retailers. "Stirling Castle" is only a short drive as is the "Wallace Monument", so many things to do and see, it is a lovey part of our bonny Scotland.



Internally the property offers great room sizes throughout. There has been a garage conversion at one point to provide a double bedroom, shower room and storage, excellent, should you have the need for a ground floor bedroom and shower. The lounge is spacious and open plan to the dining area. There are double patio doors, which give access to the rear gardens off the dining area. The kitchen is open plan to the dining area and thus a continuation of the lounge. The kitchen area does require to be upgraded and there is back door leading to the garden off the kitchen.



The upper accommodation offers a spacious master bedroom, complete with a fitted wardrobe. Bedroom two is also a full double bedroom. Bedroom three is a generous sized single bedroom, complete with a storage/wardrobe.

To conclude this property internally you will find the family bathroom, which is fitted with a three-piece corner suite which is finished in white. There is an electric shower over the bath and a chrome towel warmer.



On a more practical bases the heating is supplied by a gas fired system all windows are finished with double glazed UPC units and there is storage to the upper and lower hallway.

Please note that the loft is partially floored.

Externally the front gardens are finished with lawn. There is a driveway to the front which is chipped. The rear gardens offer a large, decked area, lawn, and a shed, which will form part of the sale.

Items which are included within the sale are:

All Flooring
All Window Blinds
All Light fittings
Free standing Washing Machine
Free standing Cooker
Garden Shed

- Highly sought after location
- Bedroom 4 to ground floor
- shower room to ground floor
- Outstanding, lounge open plan to dining room
- Patio doors to rear gardens
- Good sized rear gardens
- Private drieway
- Gas central heating
- UPVC double Glazing
- Council Tax Band: E

Lounge
10'0" x 15'7"

Dining come Kitchen
10'1" x 15'8"

Bedroom 4
7'7" x 9'11"

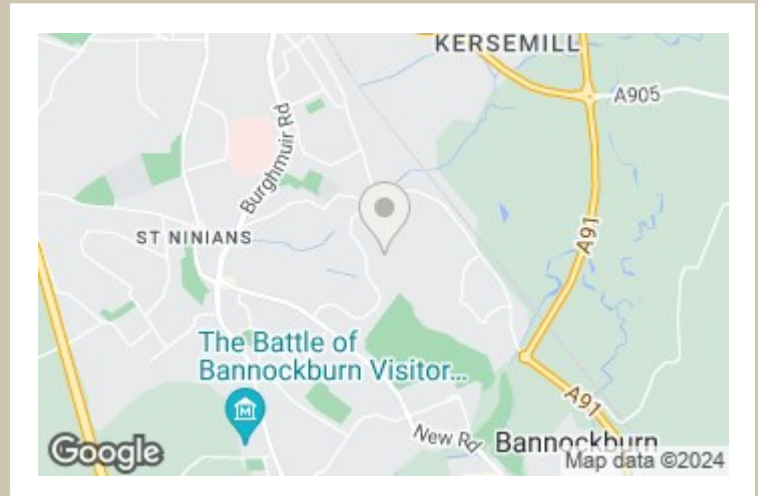
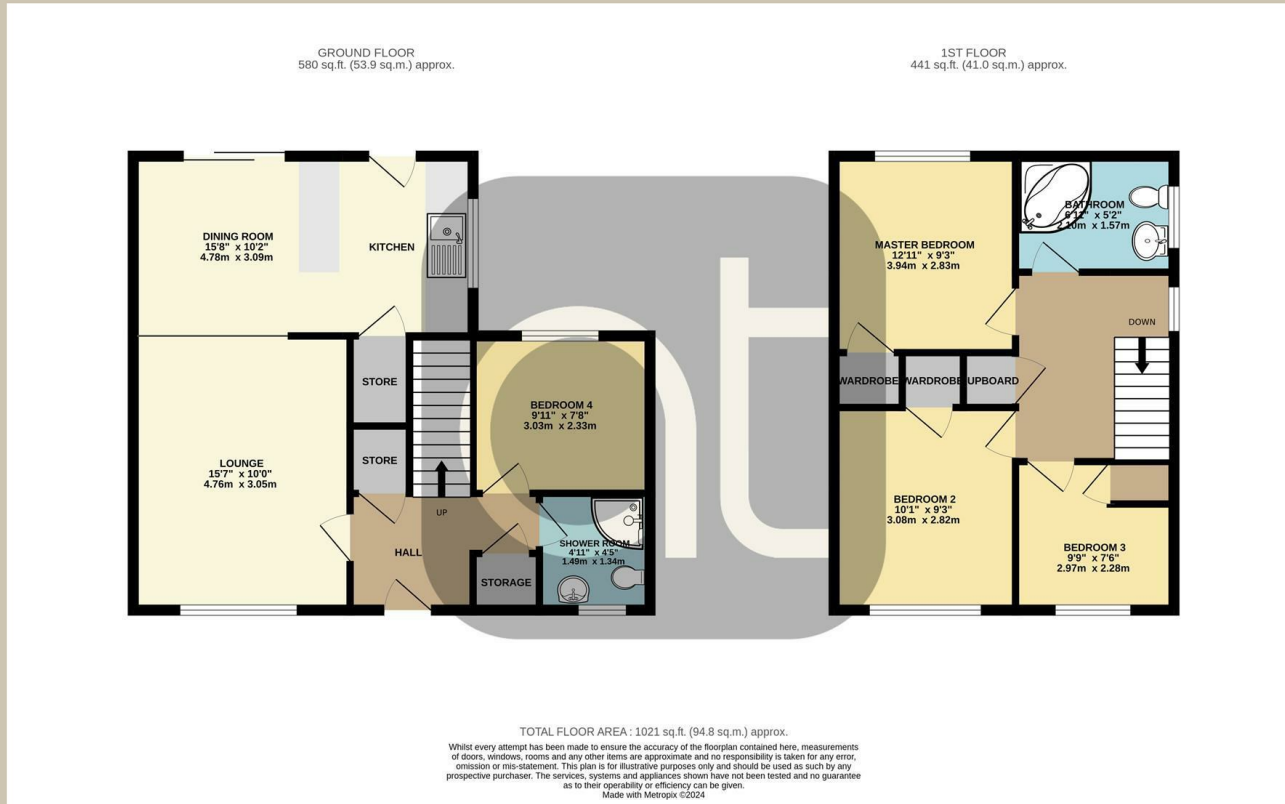
Shower Room
4'4" x 4'10"

Master Bedroom
10'1" x 9'3"

Bedroom 2
9'3" x 12'11"

Bedroom 3
7'5" x 9'8"

Bathroom
5'1" x 6'10"



Disclaimer

These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

Viewing strictly by appointment with the Agent.



Estate Agents
alexander taylor
The Property Boutique

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP

info@alexander-taylor.co.uk
https://www.alexander-taylor.co.uk