



CROSS HOUSE, CHARTERSHALL, SAUCHIEBURN, STIRLING, FK7 8HF

OFFER OVER £295,000





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B-Spoke are delighted to offer to the sales market, the unique and rare opportunity to purchase an attractive and very charming, period Detached House, originally built circa 1780s. Early viewing is highly recommended to fully appreciate the accommodation on offer.

- 2 Bedrooms
- Formal Lounge
- Sitting Room
- Kitchen
- Dining Room
- Bathroom

Cross House has a sizeable paddock and garden, with a range of outbuildings including sheds and summerhouse. The driveway and timber car port provide ample parking.

Chartershall is a small hamlet ideally placed in the picturesque countryside, on the edge of Stirling, yet only 2 miles from Stirling City Centre. Stirling has a wealth of shops and supermarkets catering for most daily needs and has a colourful array of bars, restaurants and places of historical interest.

Schooling for all ages is to hand, as is the renowned University.

For the commuter there is easy access to Stirling, Bridge of Allan and Dunblane railway stations, or via the M9, M80, M876 motorway networks to many areas of commerce within Scotland.

VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



Internally, the attractive and charming living accommodation comprises:

- Entrance Hallway providing access to the Lounge and Sitting Room and staircase to the upstairs Bedrooms.
- Well-proportioned Lounge with feature fireplace and wood burning stove.
- Separate Sitting Room with a feature window seat and fireplace with working coal fire.
- Fitted Kitchen with integrated gas hob (LPG), electric oven and extractor hood. Space for fridge and washing machine.
- Dining Room with access to the timber car port and outside garden grounds.
- The downstairs accommodation is completed with a modern fully tiled Family Bathroom including, white 3-piece suite, vanity unit and over bath shower with glass screen.
- On the upper level there are 2 bright and spacious Double Bedrooms with a feature alcove / fireplace in Bedroom 1.
- Warmth is provided by oil fired central heating.

DIMENSIONS

Lounge	4.44m x 4.12m
Sitting Room	4.41m x 3.10m
Dining Room	3.80m x 2.80m
Kitchen	3.10m x 2.80m
Bedroom 1	4.47m x 4.19m
Bedroom 2	4.45m x 3.02m
Family Bathroom	1.94m x 1.93m





B-Spoke Property
50 Port Street, Stirling, FK8 2LJ
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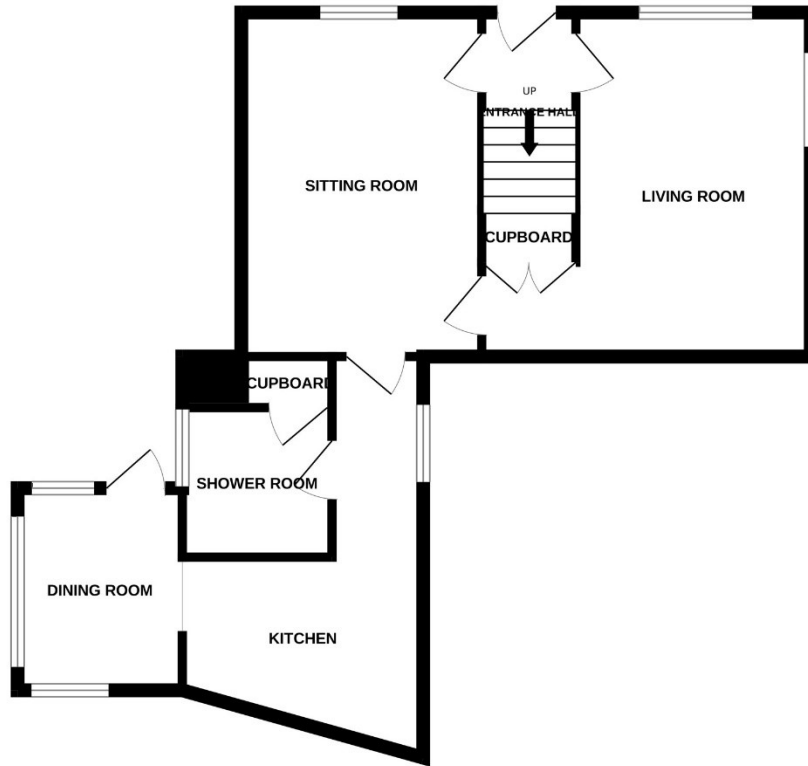
AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.



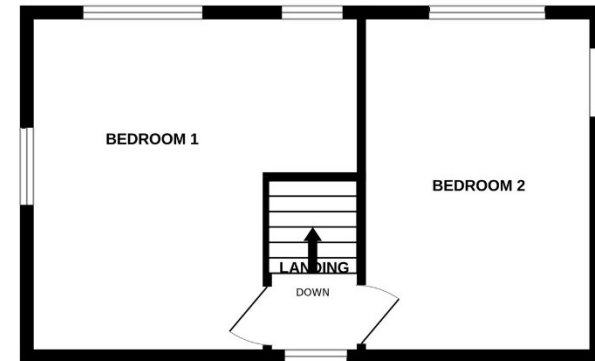
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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