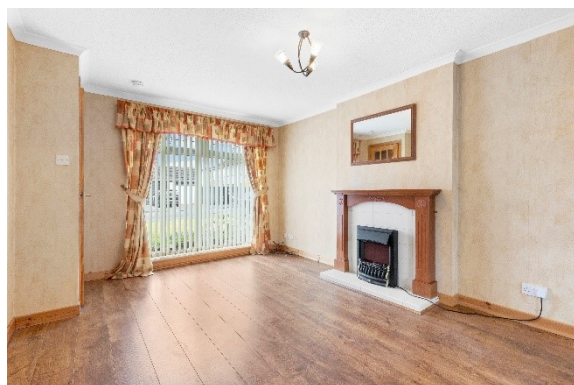




21 ARCHERS AVENUE, STIRLING, FK7 7RJ

OFFERS OVER £185,000





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OFFERS OVER £185,000

B-Spoke Property are delighted to bring to the sales market an Extended Semi Detached Villa, in the very popular residential area of Broomridge, Stirling.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

- 2 Bedrooms
- Lounge
- Dining Kitchen and Utility Room
- Family Room / Bedroom 3
- Family Bathroom

Surrounding the house are well-established garden grounds which are designed for ease of maintenance. The monobloc driveway to the front of the property provides off street parking.

The popular and quiet residential area of Broomridge is located a short drive from the City Centre of Stirling with local Primary and High Schools nearby.

The historic City of Stirling offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores.

The property is also ideally located to provide excellent transport links, with Stirling having both main line rail and bus stations. For those travelling by car, the motorway networks are nearby providing swift access to business centres throughout the central belt and beyond.

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.



The Accommodation comprises:

- Entrance Hallway.
- Bright, well-proportioned Lounge with under stair storage cupboard and floor to ceiling window to the front of the property.
- Spacious Family Room / Bedroom 3 with french doors providing access to a patio area and the rear garden.
- Fitted Dining Kitchen with integrated gas hob, double oven, and extractor hood. Space for washing machine. The Utility area has an integrated Fridge Freezer, space for tumble dryer and door access to the rear garden.
- Master Bedroom which benefits from built-in mirrored wardrobes providing ample storage.
- Second Double Bedroom with two storage cupboards.
- Fully tiled Family Bathroom with white 3-piece suite and over bath mains shower.

Warmth is provided by gas central heating and double-glazed windows.

DIMENSIONS

Lounge	4.48m x 3.24m
Dining Kitchen	4.21m x 2.56m
Utility	2.90m x 1.85m
Family Room / Bedroom 3	4.94m x 2.46m
Master Bedroom	3.44m x 2.58m
Bedroom 2	3.24m x 2.94m
Family Bathroom	2.32m x 1.53m

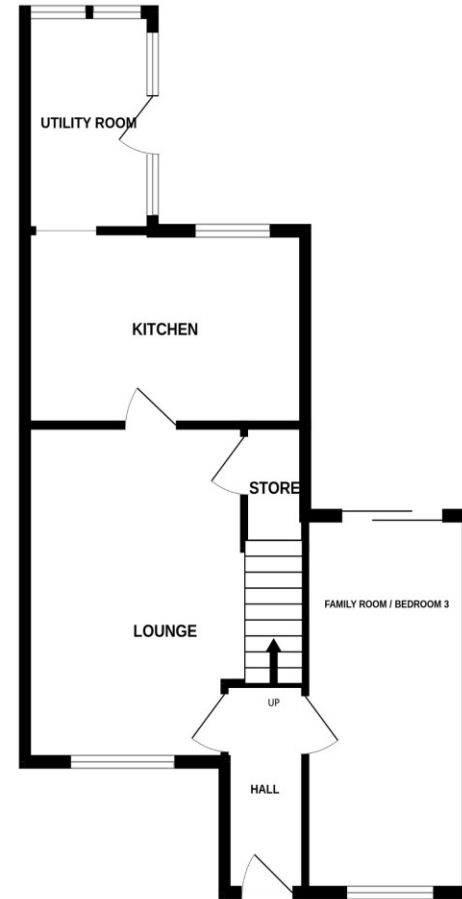


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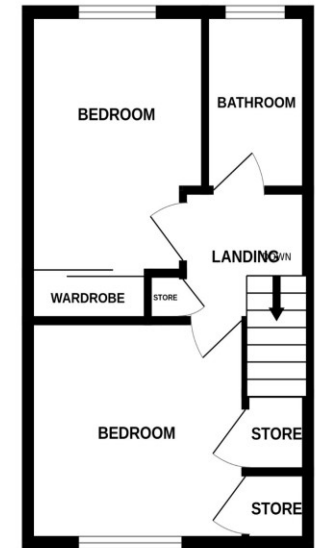
AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have 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.



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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