



52 CULTENHOVE ROAD, ST. NINIANS, STIRLING, FK7 9DH

OFFER OVER £149,500





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B-Spoke Property are delighted to offer to the market, this rarely available Semi-Detached Villa, which sits on a sizeable corner plot.

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

- 3 Bedrooms
- Lounge
- Kitchen
- Bathroom

There are neat and well-established garden grounds to the front, side and rear of the property and includes a garage and greenhouse.

The driveway provides ample off-street parking is provided to the front of the property.

Cultenhove Road is in a popular residential area, made up of varied property styles and is conveniently placed for all local amenities.

There is schooling nearby at both primary and secondary levels and nearby major road and rail networks allow ready access to the most important business and cultural centres throughout 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 living accommodation comprises:

- Lounge with access to the kitchen. Feature fireplace with electric fire and window overlooking the front of the property.
- Fitted Kitchen with space for gas cooker, fridge freezer and washing machine. Door to rear garden.
- Downstairs Double Bedroom with storage cupboard.

On the upper level, the hallway has a cupboard providing additional storage:

- Double Bedroom with built-in storage cupboard.
- Second Double Bedroom with built-in storage cupboard and additional press cupboard.
- Bathroom with white 3 piece suite comprising WC, wash hand basin and bath. Fully tiled.

DIMENSIONS

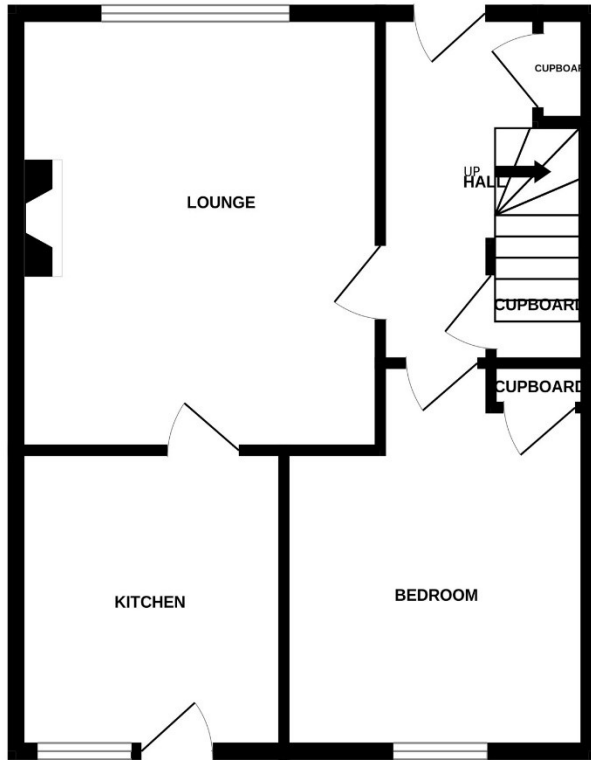
Lounge	4.50m x 3.88m
Kitchen	3.02m x 2.82m
Bedroom 1	4.01m x 3.15m
Bedroom 2	4.49m x 3.58m
Bedroom 3	3.91m x 3.03m
Bathroom	2.07m x 2.07m



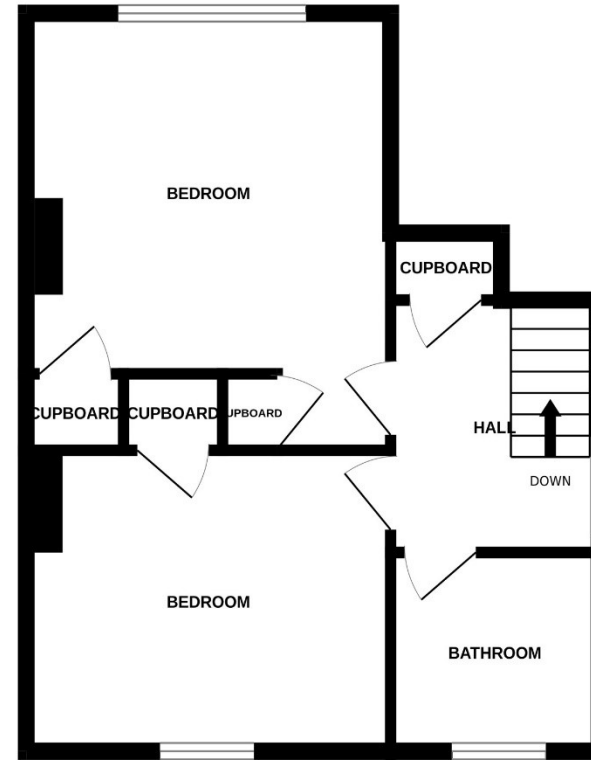
B-Spoke Property
50 Port Street, Stirling, FK8 2LJ
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AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore 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.

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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