



23 FERNBANK, STIRLING, FK9 5AD
OFFER OVER £285,000





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B-Spoke Property are delighted to bring to the sales market a spacious and rarely available 4 Bedroom Detached home. Fernbank is a highly desirable residential development made up of varied property styles, close to Stirling City Centre.

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

- 4 Bedrooms with Master En-Suite
- Lounge
- Dining Room
- Kitchen/Diner and Utility Room
- Conservatory
- Family Bathroom

Surrounding the house are well established garden grounds which are designed predominantly for ease of maintenance and a driveway and garage permits ample off street parking.

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.

There is local 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 versatile and well-proportioned living accommodation comprises:

- Lounge with bay window and feature fireplace.
- Fitted Kitchen with range of co-ordinating wall & base units. Integrated oven, gas hob & extractor hood. French doors giving access to the Conservatory which leads to the rear garden.
- Utility Room with door to the side of the property and further door access to the integral garage.
- Downstairs Cloakroom with white WC and wash hand basin.

- Upstairs there are 4 Bedrooms, and all have fitted mirrored wardrobes providing ample storage.
- Master En-Suite Shower Room.
- Family Bathroom with vanity units and white wash hand basin, WC & bath.
- Warmth is provided by a gas fired central heating system and double glazed windows.

Lounge	5.42m x 3.12m
Dining Room	3.67m x 2.58m
Kitchen/Diner Utility Room	5.40m x 2.45m 2.80m x 1.71m
Conservatory	4.48m x 3.66m
Downstairs Cloakroom	1.48m x 0.80m
Master Bedroom En-Suite	3.88m x 3.86m 1.75m x 1.72m
Bedroom 2	3.73m x 2.97m
Bedroom 3	2.96m x 2.78m
Bedroom 4	2.76m x 2.13m
Family Bathroom	2.96m x 1.90m



B-Spoke Property
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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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