



33 GLAIVE AVENUE, STIRLING, FK7 7RJ  
OFFER OVER £194,500





## 33 GLAIVE AVENUE

OFFERS OVER £194,500

B-Spoke Property are delighted to bring to the sales market a 3 Bedroom Semi Detached Villa, in the very popular residential area of Wallace Park, Stirling.

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

- 3 Bedrooms
- Lounge
- Dining Kitchen
- Large Conservatory
- Family Bathroom
- Downstairs WC

Surrounding the house are well-established garden grounds which are designed for ease of maintenance and includes a rear south facing garden with garden shed. The double driveway to the front of the property provides ample off-street parking.

This popular and quiet residential area 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 Vestibule with downstairs WC.
- Bright, well-proportioned Lounge with stairs leading to the upper accommodation.
- Fitted Dining Kitchen with integrated gas hob, brand new electric oven and extractor hood. Space for washing machine and fridge freezer. Large walk-in storage cupboard.
- French doors from kitchen give access to the Conservatory with French doors which lead out to south facing rear garden.
- 3 Bedrooms.
- Family Bathroom with white 3-piece suite and over bath electric shower with glass screen.

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

## DIMENSIONS

<b>Lounge</b>	4.78m x 4.40m
<b>Dining Kitchen</b>	4.39m x 2.53m
<b>Conservatory</b>	3.01m x 2.93m
<b>Downstairs WC</b>	1.74m x 0.79m
<b>Bedroom 1</b>	4.08m x 2.54m
<b>Bedroom 2</b>	3.25m x 2.55m
<b>Bedroom 3</b>	3.09m x 1.77m
<b>Family Bathroom</b>	1.86m x 1.70m



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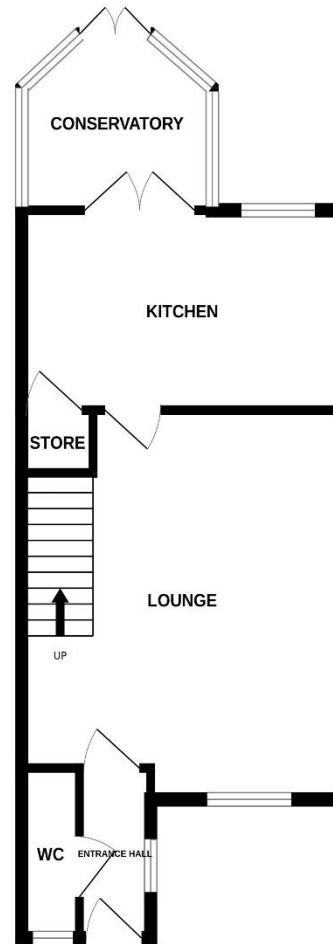
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**AGENTS NOTE**

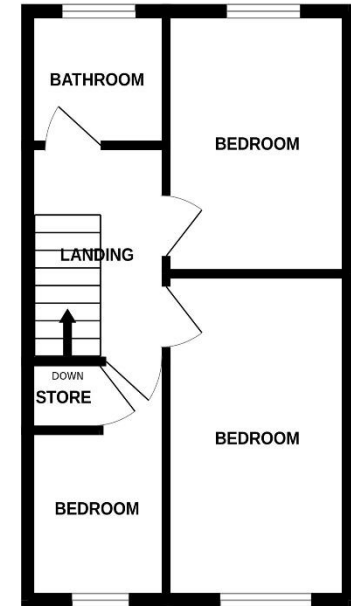
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GROUND FLOOR



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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