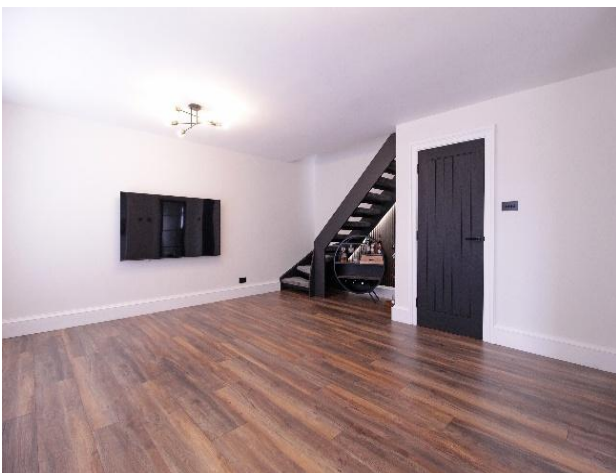
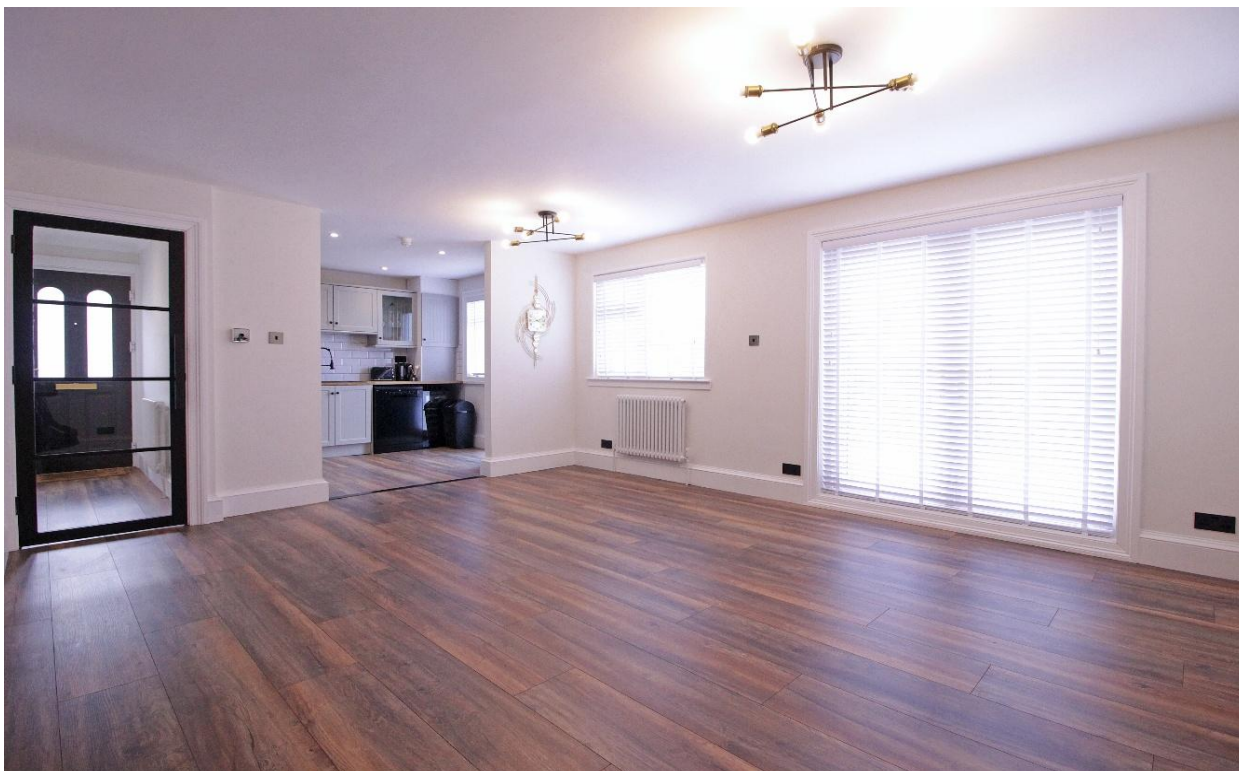




9 GRANT PLACE, CAUSEWAYHEAD, STIRLING, FK9 5QX
OFFER OVER £295,000





9 GRANT PLACE

OFFERS OVER £295,000

B-Spoke are delighted to offer to the sales market, a rarely available Detached Chalet Villa, occupying a cul de sac position within the highly sought after area of Causewayhead in Stirling.

Viewing of this immaculate and well-presented family home is highly recommended to fully appreciate the size and flexibility of the accommodation on offer.

- 3 Bedrooms
- Lounge / Bedroom 4
- Kitchen
- Open Plan Sitting / Dining Room
- Upstairs & Downstairs Shower Rooms

Warmth is provided by gas central heating and double glazing.

Externally, there are gardens to the front and rear with a driveway and garage providing ample off-street parking. The private rear garden also has a large decking area and stone patio.

There is local schooling at nursery and primary level, with secondary schooling at Wallace High.

Causewayhead is a popular residential area of Stirling with local shops for everyday needs and the popular Corrieri's cafe and pizzeria. The City Centre is nearby with its High Street multiples, supermarkets, cinema, bars, restaurants and sports facilities.

For the business commuter, the area is close to the national road network and the public transport services that will allow ease of commuting 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.

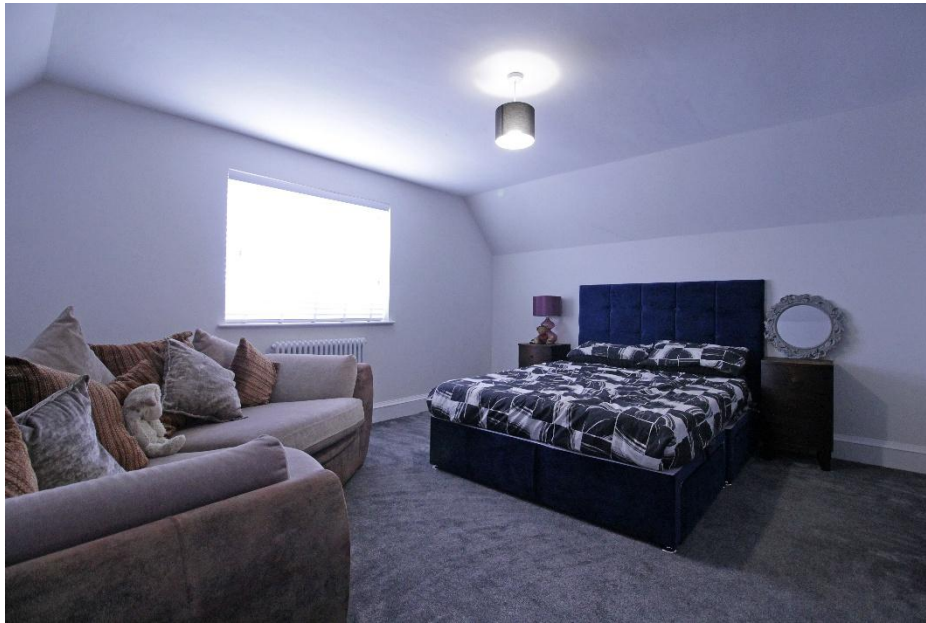


The accommodation comprises:

- Bright and well-proportioned Lounge with large window to the front and built-in media wall with shelf and feature electric wall fire. Alternatively, this room could be utilised as a further spacious double Bedroom, if preferred.
- The sizeable open plan Sitting / Dining Room leads to the modern fitted Kitchen. French doors open onto the decking area and rear garden and the open staircase provides access to the upstairs accommodation. A walk-in laundry cupboard provides space and plumbing for a washing machine and tumble dryer.
- The Shaker style Kitchen offers ample co-ordinating wall and base units with integrated appliances including electric oven, induction hob and extractor hood. Space for a dishwasher, wine cooler and fridge freezer.
- The downstairs accommodation is completed with a double Bedroom and a stylish fully tiled Shower / Wet Room with mains shower and vanity unit with in-built sink and WC.
- Upstairs, there are 2 very spacious double Bedrooms with each bedroom benefitting from built-in storage cupboards and a further Shower Room with shower cubicle and electric shower.

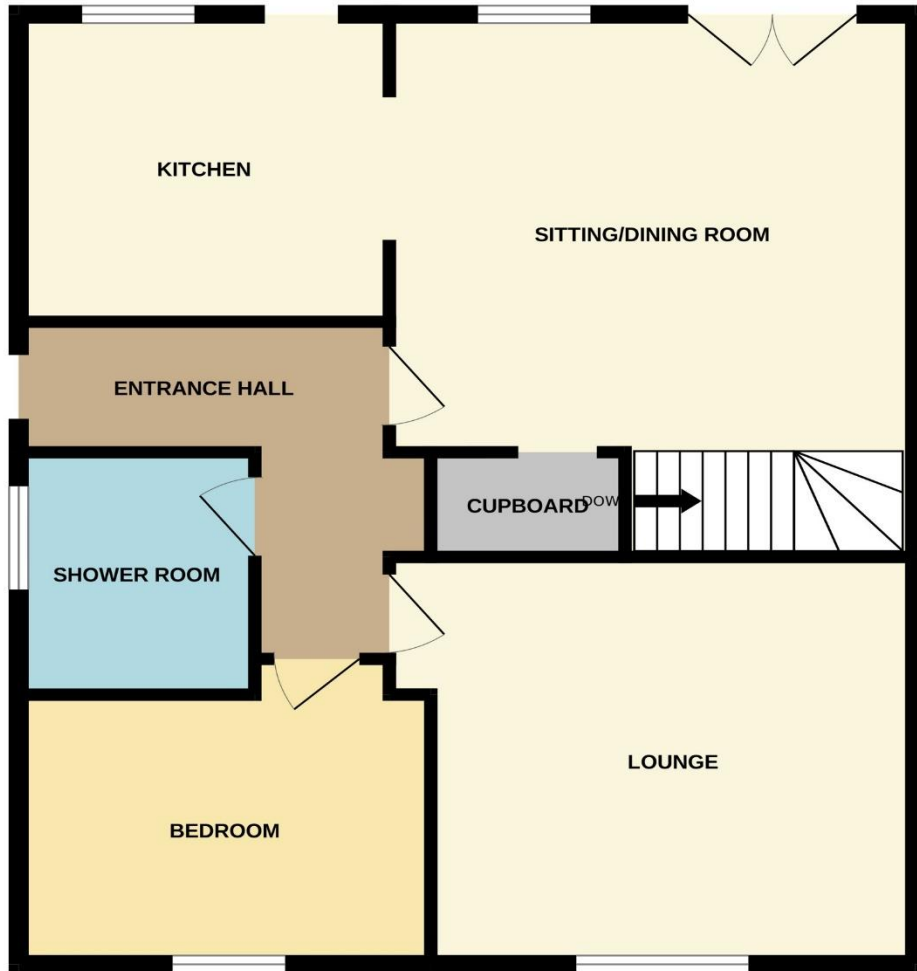
DIMENSIONS

Lounge	4.88m x 3.71m
Sitting / Dining Room	5.20m x 5.01m
Kitchen	3.15m x 2.66m
Bedroom 3	3.54m x 2.76m
Downstairs Shower Room	2.24m x 1.61m
Bedroom 1	4.47m x 3.74m
Bedroom 2	4.47m x 3.14m
Upstairs Shower Room	2.50m x 2.26m





GROUND FLOOR



1ST FLOOR

