



2 BEECH LANE, CAUSEWAYHEAD, STIRLING, FK9 5PF  
OFFER OVER £230,000







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

Viewing of this rarely available family home is highly recommended to fully appreciate the size and location of the accommodation on offer.

- 3 Bedrooms
- Master En-Suite Shower Room
- Lounge
- Family Room
- Kitchen
- Dining Room
- Utility Room
- Family Bathroom

Warmth is provided by gas central heating and double glazing.

Externally, there are gardens to the front and rear with garden shed.

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:

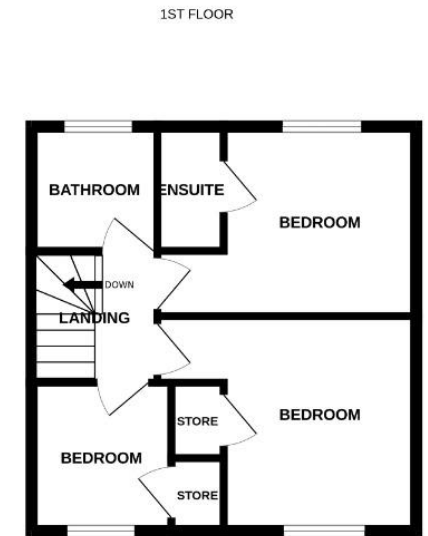
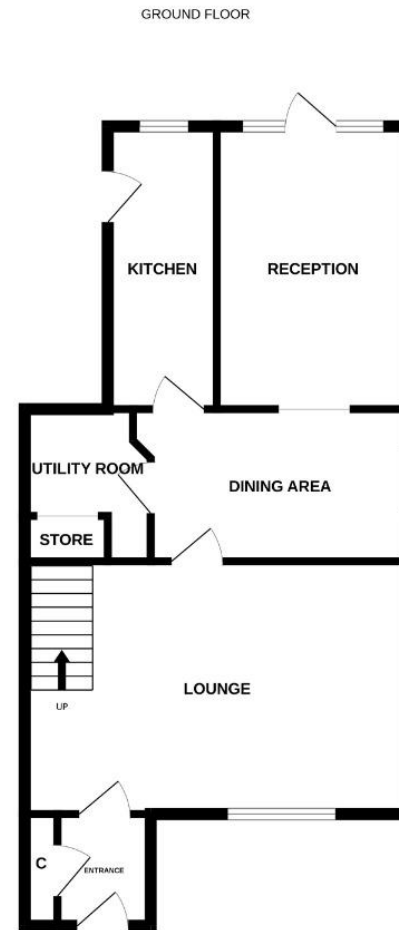
- Welcoming Entrance Vestibule with storage closet.
- Spacious Lounge with feature fireplace and open staircase leading to upper accommodation.
- Fully Fitted Kitchen with ample wall and base units, integrated fridge, electric oven, gas hob and extractor hood. Door to rear garden.
- Utility Room with space for washing machine and fridge freezer. Storage cupboard.
- Dining area with archway leading to Family Room which has french door to rear garden.
- 2 Double Bedrooms and third small single / office / box room. Bedroom 2 also benefits from built-in mirrored wardrobe and Bedroom 3 has a storage closet.
- Master Bedroom has an En-Suite Shower with white WC and wash hand basin.
- Family Bathroom with white WC, wash hand basin and bath. Chrome heated towel rail and over bath mains shower with glass screen.

## DIMENSIONS

<b>Lounge</b>	5.75m x 3.80m
<b>Dining Area</b>	3.98m x 2.37m
<b>Family Room</b>	4.23m x 2.88m
<b>Kitchen</b>	4.23m x 1.73m
<b>Utility Room</b>	2.37m x 1.88m
<b>Bedroom 1</b>	3.73m x 2.95m
<b>En-Suite Shower Room</b>	1.90m x 0.91m
<b>Bedroom 2</b>	3.73m x 3.26m
<b>Bedroom 3</b>	2.24m x 2.09m
<b>Family Bathroom</b>	1.89m x 1.89m







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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