



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

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



B-Spoke Property

50 Port Street, Stirling, FK8 2LJ
01786 448 109
office@bspokeproperty.com

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.



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 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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