

# 5 Rowan Court

BANNOCKBURN, STIRLING, FK7 8HT



*Two-bedroom villa situated in a private courtyard*



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McEwan Fraser Legal is delighted to present Rowan Court to the market. Set within a peaceful and private courtyard development, this bright and spacious two-bedroom mid-terraced villa is the perfect choice for first-time buyers, couples, or those looking to downsize in a quiet yet well-connected location.

# THE LIVING ROOM



As you step inside, the welcoming hallway provides access to both the kitchen and living room, while the staircase leads neatly to the upper level. The layout is practical and well-balanced, offering a great sense of flow throughout the home. To the right, the living room is flooded with natural light from the large front window and features a lovely decorative alcove – ideal for displaying books, plants or photos. The generous proportions make it easy to arrange furniture to suit your lifestyle, whether you prefer a cosy lounge or something more open and social.

# THE KITCHEN



To the left, the dining-sized kitchen offers fantastic space and flexibility. With ample floor and wall units, room for a large dining table, and a window overlooking the rear garden, it's a great hub for everyday cooking and casual meals. The tiled flooring and splashbacks keep things clean and practical.







Upstairs, there are two double bedrooms, each offering good floor space and built-in storage options. The main bedroom is particularly spacious with a handy recessed storage area. The family bathroom is complete with a three-piece suite and a shower over bath – practical and ready to go.

## THE BATHROOM



# THE BEDROOMS





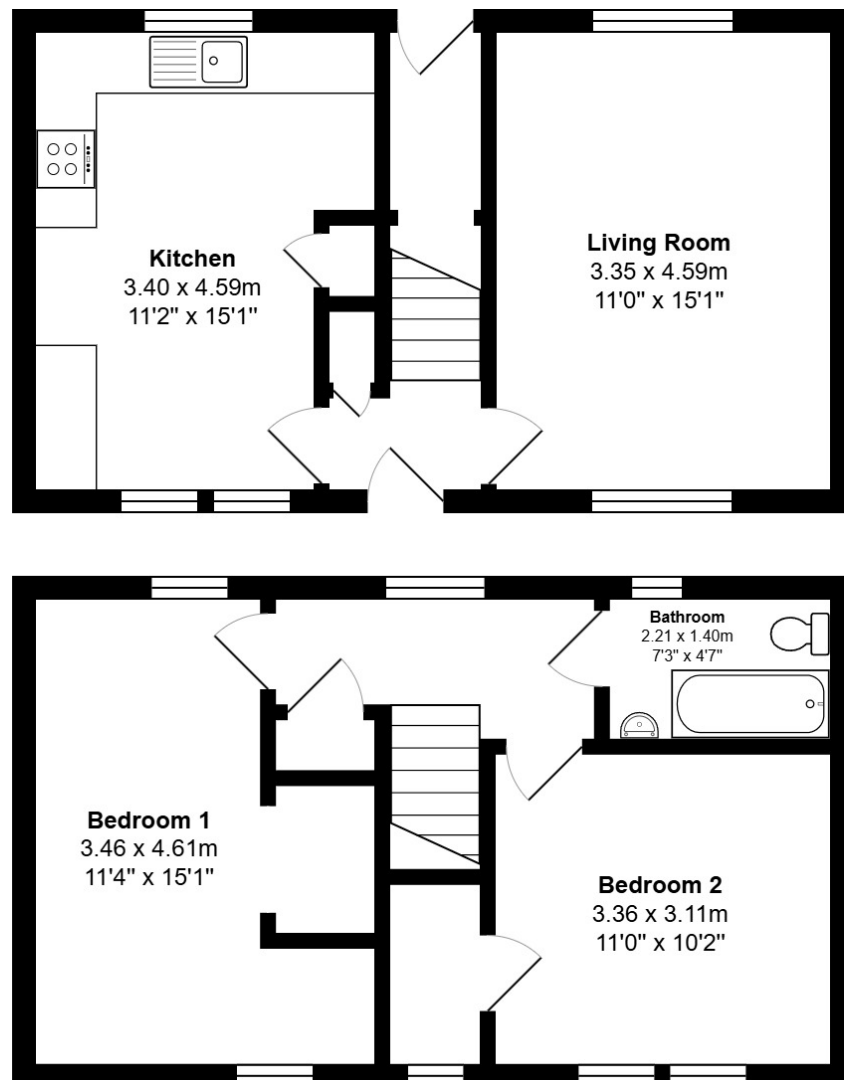
Outside, the property enjoys a low-maintenance rear garden, while the private courtyard setting provides a real sense of privacy and peace. An allocated parking space is also included for added convenience.

Centrally located in Bannockburn, you're within walking distance of local schools, amenities and bus routes, and just a short drive from Stirling city centre and excellent motorway links for Glasgow, Edinburgh and beyond.

# EXTERNALS

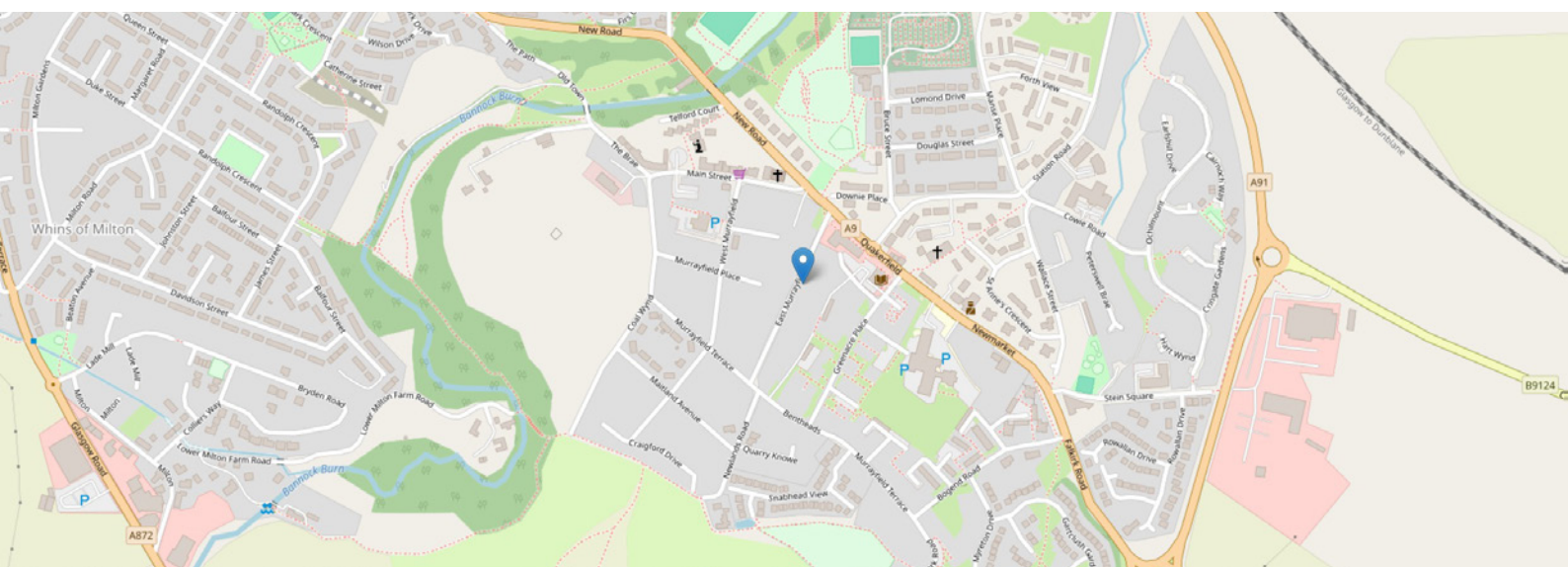


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Located on the southern edge of Stirling, Bannockburn is a well-connected and historic village that offers the best of both worlds – peaceful residential surroundings with fantastic access to amenities, transport and open green space. Best known for its connection to the famous Battle of Bannockburn, the area is now a thriving community with a great mix of local shops, cafés, schools and parks. Families benefit from excellent schooling options nearby, including Bannockburn Primary and several well-regarded secondary schools in the Stirling catchment.







Commuters will love the quick access to the M9 and M80 motorways, making Glasgow, Edinburgh and Perth all within easy reach. Stirling city centre is just a few minutes away by car or public transport, offering everything from shopping centres and supermarkets to train links, gyms, restaurants and entertainment.

Surrounded by rolling countryside and with the Ochil Hills not far away, Bannockburn is also great for outdoor enthusiasts, with lovely walking and cycling routes on your doorstep.

Whether you're putting down roots, investing, or simply looking for a calmer pace of life with town and travel links nearby, Bannockburn is a brilliant place to call home.



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