

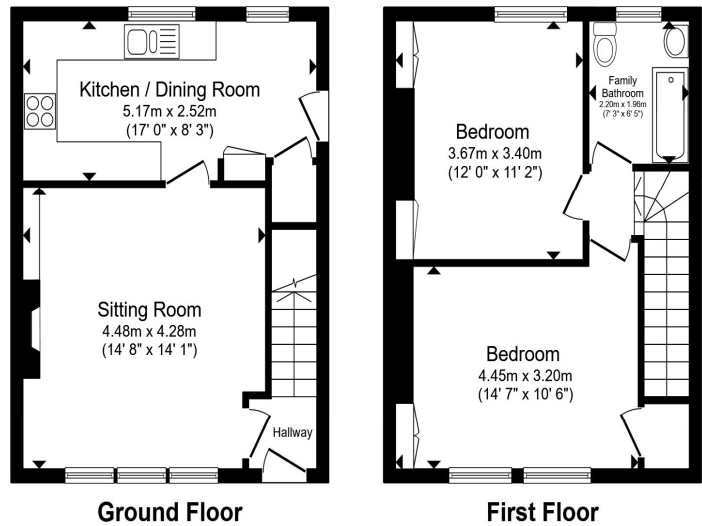


Gillies Hill, Cambusbarron, Stirling, FK7 9PG

welcome to

Gillies Hill, Cambusbarrow, Stirling

Introducing this well-proportioned 2 Bedroom semi-detached house, which is situated in a highly sought-after residential area. The property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this house has to offer.



Total floor area 71.3 m² (768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the well-proportioned Sitting Room which creates a central hub in which to relax or socialise & is the ideal retreat where friends & family will naturally gather at the start & end of the day - a window to the front aspect, allows light to flourish into the room. Conveniently located off the Sitting Room is the modern Kitchen/Dining Room; the design of the Kitchen makes it one to enjoy, tastefully tailored with an array of wall & base units plus fitted worktops; the Kitchen provides space, convenience & ample storage, whilst a door provides handy access out the rear of the property.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation; there are 2 well-proportioned Bedrooms & completing the accommodation on the upper floor is a Family Bathroom which consists of a bath, WC & wash hand basin. The home is well-presented & there is a good range of in-built storage space to be found throughout the property. Viewing of this charming house is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally & to the front of the home, there is an attractive lawn garden with mature shrubs/borders, whilst to the rear of the property the garden is mainly laid to lawn, with a timber shed.

The popular city of Stirling offers excellent local shopping facilities with many well-known stores present in the Thistle & Marches Shopping Centres. The commuter is well served by the M8 & M9 motorways plus the nearby Stirling Train Station, which offers access to Glasgow and Edinburgh. Good sports facilities are available nearby at the Peak Sports Village & other recreational activities such as bowling, cinema, restaurants & parks are within walking distance. A regular bus service to Stirling University is also available nearby.

Ground Floor

Entrance Hallway

Sitting Room

14' 8" max x 14' 1" max (4.47m max x 4.29m max)

Kitchen / Dining Room

17' max x 8' 3" max (5.18m max x 2.51m max)

Upper Floor

Bedroom

14' 7" max x 10' 6" max (4.45m max x 3.20m max)

Bedroom

12' max x 11' 2" max (3.66m max x 3.40m max)

Family Bathroom



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welcome to

Gillies Hill, Cambusbarron, Stirling

- Charming semi-detached house
- 2 Bedrooms
- Spacious Sitting Room
- Kitchen/Dining Room
- Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110496 - 0003

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