

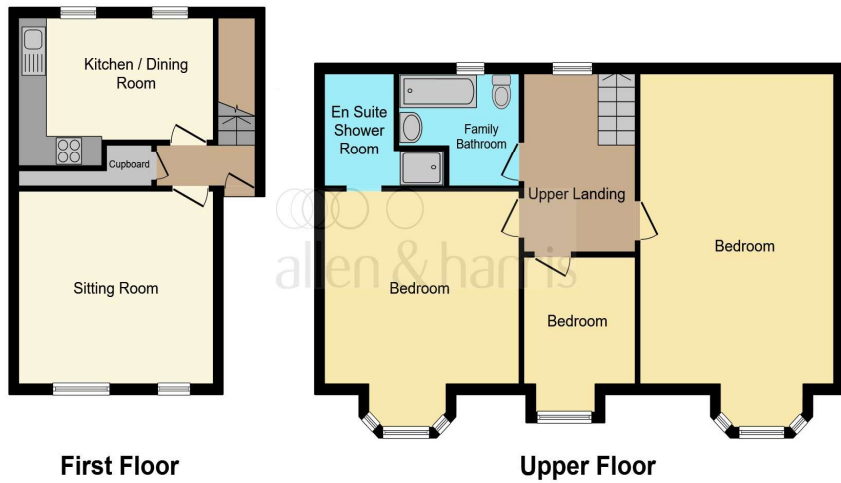


Teith Road, Deanston, Doune, FK16 6AJ

welcome to

Teith Road, Deanston, Doune

Introducing this charming 3-bedroom maisonette, offering a comfortable living space for those seeking a home which offers adaptable accommodation & is ideally located within the ever popular, conservation village of Deanston.



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.focalagent.com



The property perfectly blends flexible accommodation & therefore offers a versatile living experience; in doing so, the home is sure to appeal to a wide demographic of potential purchasers.

The property is entered via a communal stairwell, leading up to the entrance door, which is found on the first floor & upon entering, you are greeted by a Hallway with stairs leading to the upper floor accommodation. Immediately catching your attention is the spacious Sitting Room, with feature fireplace & wood burning stove, which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst windows to the front aspect allow light to flourish into the room. Retracing our steps, we find the Kitchen/Dining Room, which is tailored with an array of wall & base units plus fitted worktops; the Kitchen provides space, convenience & ample storage.

Ascend the staircase to the upper-floor landing where you will find the 3 Bedrooms, with the principal Bedroom benefiting from an En-Suite Shower Room. Completing the accommodation on this floor is the Family Bathroom, which consists of a bath with over shower, WC & wash hand basin. The home skilfully provides a flexible layout which current modern lifestyles prefer & there is a good range of in-built storage space to be found throughout the house, plus a large storeroom & cycle storeroom which are both on the ground floor of the stairwell.

The home benefits from its own private garden, to the rear of the property, which offers a delightful outside space to enjoy.

The property is located in the ever popular, conservation village of Deanston & is within easy reach of local primary schools, which include Doune Primary & McLaren High School available in Callander. The close by village of Doune provides an array of local shops/amenities plus the city of Stirling offering excellent shopping facilities with the major stores present in the Thistle & Marches Shopping Centres. Access to the major motorway & Railway networks is within convenient proximity.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

First Floor

Entrance Hallway

Sitting Room

14' 1" x 13' 1" (4.29m x 3.99m)

Kitchen / Dining Room

13' 7" max x 9' 8" max (4.14m max x 2.95m max)

Upper Floor

Bedroom

13' 7" max x 12' 4" max (4.14m max x 3.76m max)

En Suite Shower Room

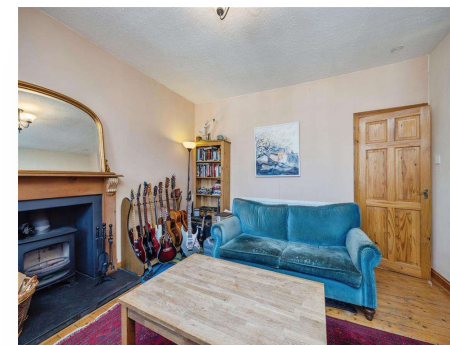
Bedroom

19' max x 13' 4" max (5.79m max x 4.06m max)

Bedroom

8' 2" x 7' 8" max (2.49m x 2.34m max)

Family Bathroom



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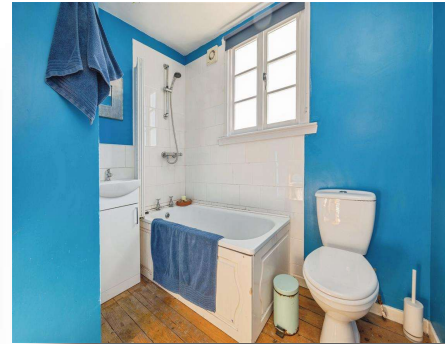
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom maisonette
- Spacious Sitting Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£125,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110501



Property Ref:
STI110501 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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