BASTION
PROPERTY MANAGEMENT LTD

# 2 Burnton, Kippen,



4 Bedroom Detached House

£1,750 PCM

Bastion Property Management are delighted to bring to the rental market this spacious four-bedroom semi detached rural property, situated on the outskirts of the picturesque village of Kippen, Stirling. Early viewing is highly recommended to fully appreciate the generous proportions, versatile layout and character of the accommodation on offer.

Upon entering through an impressive ornate wooden front door, you are welcomed into a spacious reception hallway, providing access to the principal accommodation. The property boasts two generously proportioned lounge areas, both featuring attractive wood-burning stoves, creating warm and inviting spaces for relaxing and entertaining. The first lounge provides access via a carpeted staircase to two of the property's bedrooms. The second family lounge offers further versatile living space, with a staircase leading to a useful utility room, mudroom and a spacious shower room comprising a large walk-in shower, WC and wash hand basin. A door from this area provides direct access to the rear garden.

The modern family kitchen is fitted with a range of wall and base units, complemented by contrasting work surfaces. Appliances include an integral hob and double oven, together with a freestanding fridge and dishwasher. The family bathroom is fitted with a bath, WC, wash hand basin and an over-bath shower with shower screen.

There are two further bedrooms situated on the ground floor, bringing the total bedroom accommodation to four. Access to the rear garden is also available from several of the ground-floor rooms, offering a lovely connection between the indoor and outdoor spaces. Heating is provided by gas central heating. The property is offered on an unfurnished basis and benefits from neutral décor throughout, complemented by a variety of warm floor coverings. The property benefits from on-street parking and a generous rear garden, featuring a charming burn running through. To the front, the garden is laid to lawn and complemented by a selection of trees and shrubs, providing an attractive yet low-maintenance outdoor space.

The property is situated in the sought-after village of Kippen, approximately 12 miles west of Stirling. The village offers excellent commuter links to both Glasgow and Edinburgh.

## Room Sizes

All measurements taken from widest point.

No measurements given for rental properties





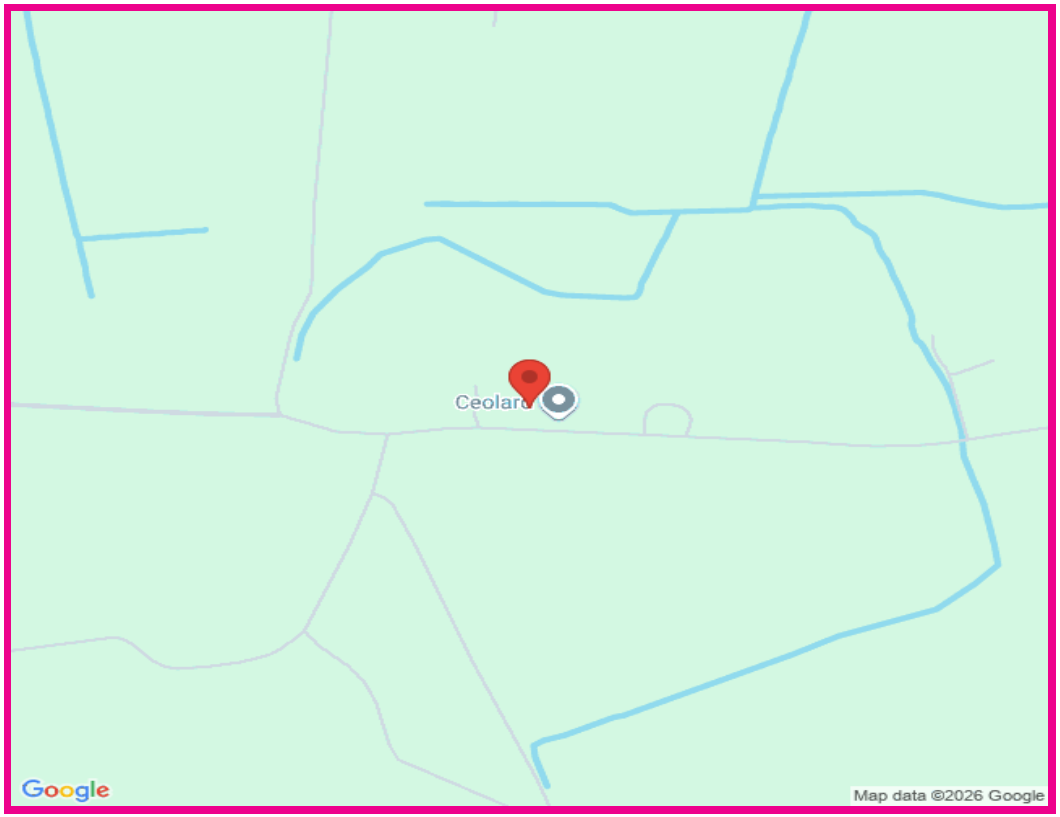















## Travel Directions

From our office at 33 Upper Craigs, Stirling, head southeast on Upper Craigs towards Cameronian Street. Turn left onto Wellgreen Road. Turn left onto Goosecroft Road (B8052). Turn right towards Burghmuir Road (A9). Turn left onto Burghmuir Road (A9). At the roundabout, take the second exit onto Drip Road (A84). Continue through one roundabout. Continue onto Back O Hill Road (A84). Continue through one roundabout. Continue onto Raploch Road (A84). At Ballengeich Roundabout, take the first exit onto Raploch Road (B8051). At Kings Knot Roundabout, take the third exit onto Dumbarton Road (A811). Continue to follow the A811. After approximately 9 miles, turn left. Turn left again.  Turn left once more. Your destination will be on the right.

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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.