

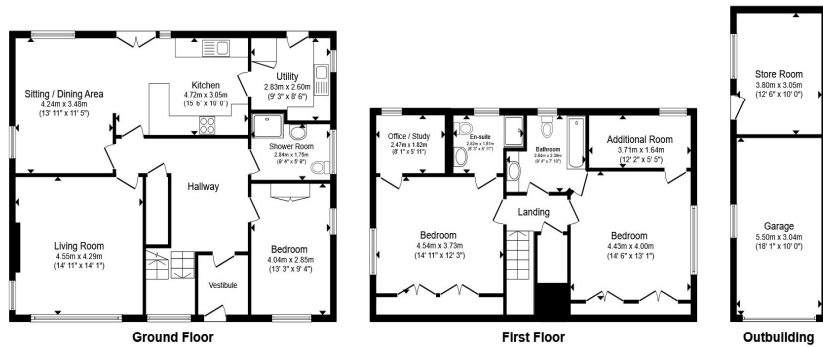


Crimond, Balkerach Street, Doune, FK16 6DE

welcome to

Crimond, Balkerach Street, Doune

An exquisite, detached family home which perfectly epitomises both contemporary & versatile accommodation, allowing for an expansive & comfortable living space for those seeking a high-quality home. The property is ideally located in a popular residential locale & viewing is certainly recommended to fully appreciate all that this delightful home has to offer.



Total floor area 193.8 m² (2,086 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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This truly stunning & spacious detached house, is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts accommodation which is set over 2 levels & initially consists of a welcoming Entrance Hallway & immediately drawing you in, is the elegant & sophisticated Sitting Room; this provides the perfect ambience in which to relax or unwind, with a large window to the front aspect allowing light to flourish into the room. Next, we gravitate to the open plan Kitchen/Family/Dining Room; this is a truly stand-out feature & this stylish room certainly is the sociable hub of the home & has become the ideal retreat where friends & family will naturally gather at the start & end of the day. In the warmer seasons, roll open the patio doors & step out to the rear garden - this makes the ideal space for alfresco dining or a delightful outside space to enjoy. The contemporary design also makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units plus fitted worktops - the Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room, with a door leading out to the rear garden. Gravitating back to the main Hallway we then find the Ground Floor Bedroom; however, this room offers a multitude of possibilities & could easily be adapted to alternative usage, depending on your lifestyle needs & due to the substantial living accommodation on offer throughout the home. Completing the accommodation on this floor is a stylish Shower Room.

We then ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The sizeable Principal Bedroom benefits from a range of fitted wardrobes & a stylish en-suite Shower Room, comprising of a shower cubicle, wc & wash hand basin – also accessed from the Principal Bedroom is an additional room, which could be used as a Home Office or a Study. The well-proportioned Second Bedroom also benefits from a range of in-built storage & similar to the Principal Bedroom, has a further room to the rear, which offers a variety of possibilities in terms of usage. Completing the accommodation on this floor is the 4 piece Family Bathroom comprising of a bath, separate shower cubicle, wc & wash hand basin – this room can be accessed by both the main Landing & Second Bedroom.

The home is presented to an excellent standard throughout, with bright fresh décor; the property skilfully encapsulates the versatility & contemporary living that current modern lifestyles require. There is a good range of in-built storage space to be found throughout & viewing is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property is a sizeable driveway, providing ample off-road parking & access to the garage, which also has a handy Storeroom to the rear; the Storeroom also has electricity, so very much has the potential to be used for an office or business/work area(subject to the relevant permissions being granted). The mature & established garden to the rear of the property is a true stand-out feature of this lovely home, with the design being fashioned to introduce a patio seating area & substantial lawn providing an ideal space in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful area in which to appreciate the garden grounds. There are also mature trees, shrubs & borders, ensuring that any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer.

Doone is an attractive village situated approximately seven miles to the west of the historic City of Stirling. The village provides an array of local shops & amenities including a Post Office, a Chemist, Inns, Health Surgery & Churches. The primary school & nursery school are both situated in the village. The nearby city of Stirling offers 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.



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Ground Floor

Entrance Hallway

Living Room

14' 11" x 14' 1" (4.55m x 4.29m)

Kitchen Area

15' 6" x 10' (4.72m x 3.05m)

Family/Dining Area

13' 11" x 11' 5" (4.24m x 3.48m)

Utility Room

Bedroom

13' 3" x 9' 4" (4.04m x 2.84m)

Shower Room

Upper Floor

Principal Bedroom

14' 11" x 12' 3" (4.55m x 3.73m)

En Suite

Office/Study(off Bedroom)

8' 1" x 5' 11" (2.46m x 1.80m)

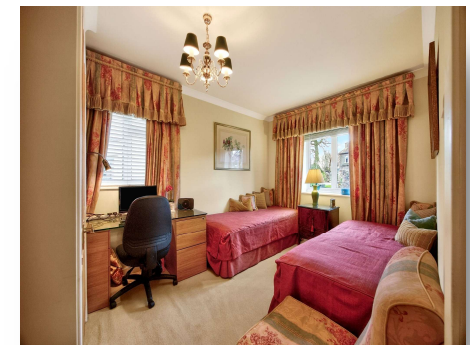
Bedroom

14' 6" x 13' 1" (4.42m x 3.99m)

Room(off Bedroom)

12' 2" x 5' 5" (3.71m x 1.65m)

Family Bathroom



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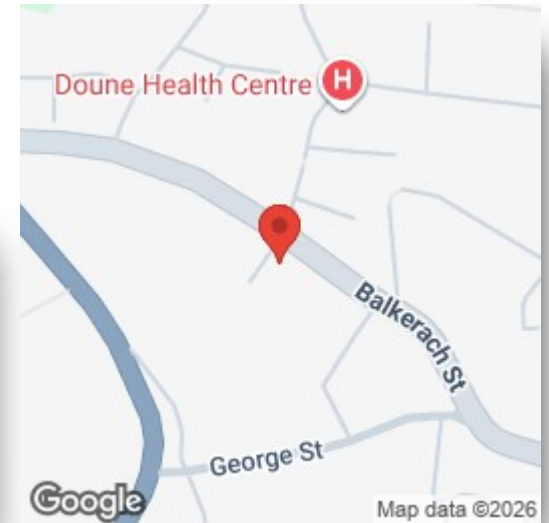
- Impressive, detached family home
- 3 Bedrooms & Office/Study
- Open Plan Kitchen/Family/Dining Room & formal Sitting Room
- Ground Floor Bedroom & Ground Floor Shower Room
- En Suite to Principal Bedroom & separate Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers over

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110756 - 0002

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