

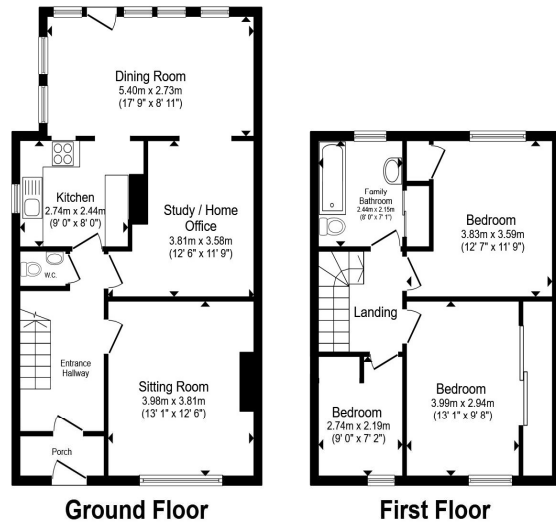


Buchanan Drive, Stirling, FK9 5HD

welcome to

Buchanan Drive, Stirling

A wonderful opportunity to purchase this delightful semi-detached family home, which has been sympathetically extended to offer expansive, versatile living accommodation. The property is ideally situated in this highly desirable & rarely available locale, with outlooks of the Wallace Monument & viewing is highly recommended to fully appreciate all that this impressive home has to offer.



Total floor area 109.1 m² (1,175 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 spacious semi-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 an entrance porch, leading into the main Hallway, with staircase leading to the upper level. Immediately drawing you in, is the well-proportioned Sitting Room, with feature wood burning stove; this really is the sociable hub of the home & this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. A large window to the front aspect also allows a wealth of natural light into the room. Retracing our steps back to the Entrance Hallway, we gravitate towards the Kitchen, which is tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob - the Kitchen provides convenience & ample storage. Conveniently located off the Kitchen is the Dining Room; this room is perfect for dinner parties & family gatherings, whilst also providing access out to the attractive rear garden. There is an additional room on the ground floor, which is currently being used as a Home Office – however, this room could also be adapted to alternative usage such as a Bedroom or Family Room depending on your lifestyle requirements, further enhancing the substantial additional living accommodation opportunities on offer throughout the home. Concluding the accommodation on this floor is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation & where you will find the 3 Bedrooms, which all benefit from in-built storage. Completing the accommodation on the upper floor is a modern Family Bathroom which consists of a bath with over shower, WC & wash hand basin, plus the added benefit of a double cupboard, offering additional storage.

The home is well-presented throughout & skilfully encapsulates the versatility that current modern lifestyles require. There is a good range of in-built storage space to be found throughout the property, along with a partially floored attic with lighting; viewing is highly recommended to truly appreciate all that this charming home has to offer.

To the front of the property there is a low maintenance garden, with an iron gated driveway providing off road parking convenience for a number of vehicles & access to the garage, which is also accessible from the rear garden. The garden to the rear of the property is a true stand-out feature of this lovely home, with the design being fashioned to introduce both a patio & decked seating area, ensuring that there is always a beautiful space to capture the sunlight coming into the garden, as well as enjoying delightful views of the Wallace Monument. There is also a sizeable artificial lawn & any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what is on offer.

The property is situated in a highly desirable & rarely available locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known store's present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is located close by & readily accessible with regular bus services available, connecting the city to the University & beyond.



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Ground Floor

Entrance Hallway

Sitting Room

13' 1" x 12' 6" (3.99m x 3.81m)

Dining Room

17' 9" x 8' 11" (5.41m x 2.72m)

Kitchen

9' x 8' (2.74m x 2.44m)

Study / Home Office

12' 6" x 11' 9" (3.81m x 3.58m)

WC

Upper Floor

Bedroom

13' 1" x 9' 8" (3.99m x 2.95m)

Bedroom

12' 7" x 11' 9" (3.84m x 3.58m)

Bedroom

9' x 7' 2" (2.74m x 2.18m)

Family Bathroom



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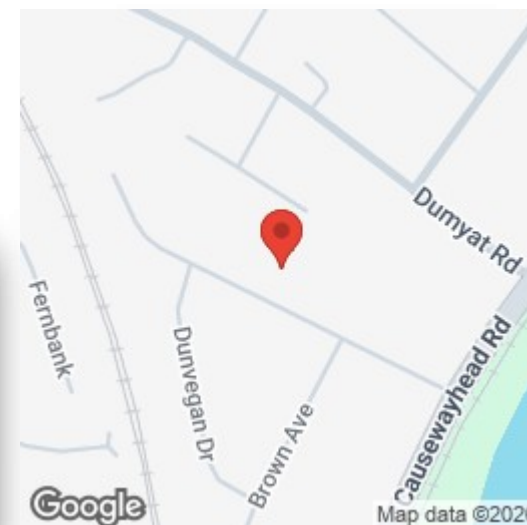
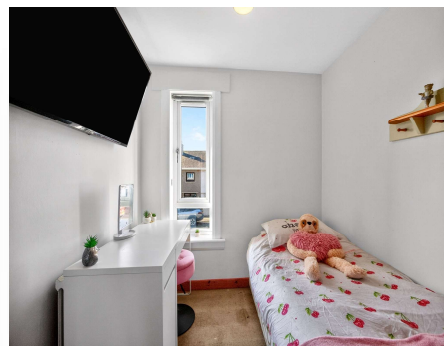
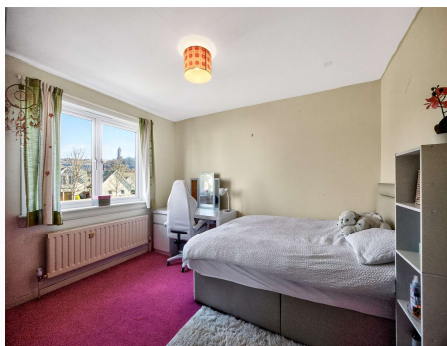
- Extended semi-detached home
- 3 bedrooms
- Spacious Sitting Room with wood burning stove.
- Modern Kitchen
- Dining Room & separate Study/Home Office

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110757 - 0002

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