



Bastion Property Management are delighted to present to the rental market this spacious and rarely available beautifully presented, three-bedroom, detached family bungalow, situated within the popular rural setting of Kippen, near Stirling. The property is ideally located with local amenities only a short distance away. Viewing is highly recommended to fully appreciate the accommodation on offer.

The detached bungalow is presented to the market in walk-in condition and occupying a beautiful sized plot with the added advantage of a monoblock driveway, double garage and gardens complete with summer house, which offer views over the Stirlingshire countryside.

The welcoming vestibule leads on to the reception hall which gives access to all rooms. WC has a white two-piece suite. The bright spacious lounge is of generous proportions overlooking the front garden. Double doors lead from the lounge to the dining room. From the dining room there is access into the large modern kitchen which has just been newly fitted with grey wall and base units and has a wood effect worktop. There is a range of integrated appliances to include single oven, hob with cooker hood, dishwasher, fridge and freezer. A door within the kitchen takes you to the utility room which has newly fitted wall and base units. There is a washing machine.

The principal bedroom has an en-suite comprising: wash hand basin, WC and walk in shower. There are a further 2 bedrooms, one has a built-in wardrobe. The property is completed with a family bathroom comprising: WC, wash hand basin, bath with over bath shower and screen. There are 2 storage cupboards in the hall. The property is of neutral décor throughout and has a variety of floor coverings. Double glazed windows are installed and warmth is provided by an oil-fired heating system.

Kippen is approx 10 miles west of Stirling and has excellent commuter links to Glasgow and Edinburgh and is close to Loch Lomond and the Trossachs National Park. There is a primary school in the village (with secondary schooling at well-respected Balfron High School), a deli & cafe, award winning butchers, local grocery store/post office, tennis courts, health centre and two award winning gastro pubs.

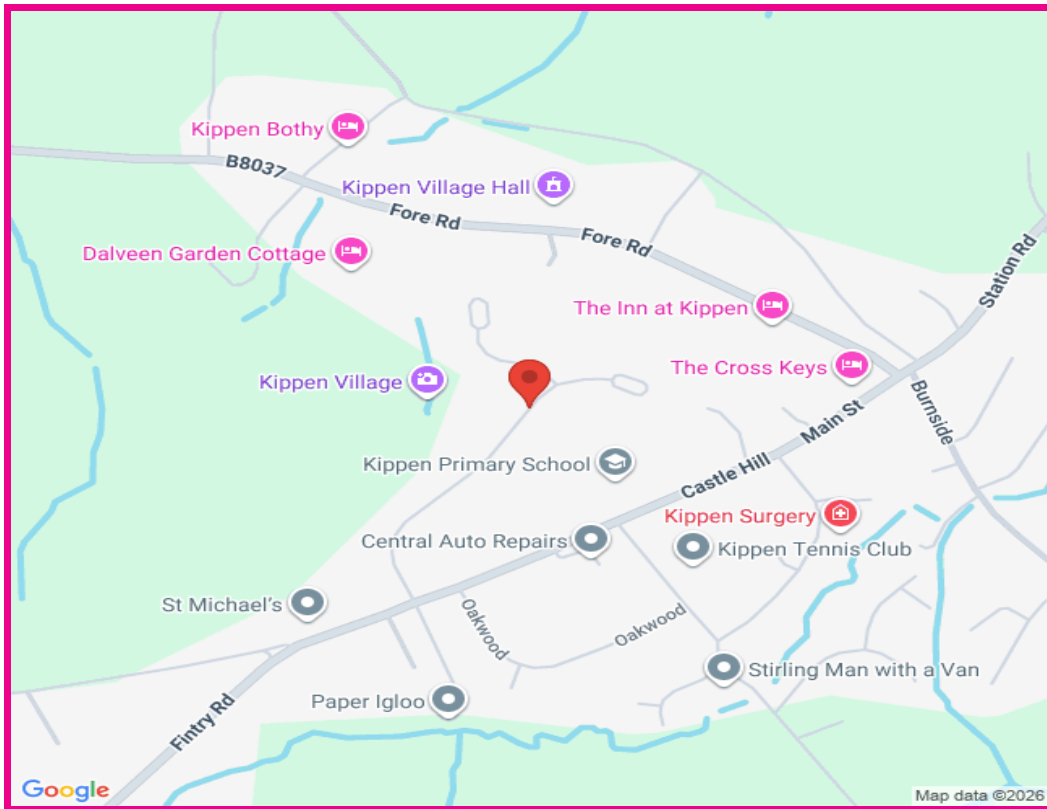
Room Sizes

All measurements taken from widest point.

Measurements not given on rental properties







Travel Directions

Leaving the agents office at 33 Upper Craigs, continue onto Dumbarton Road. At the roundabout take the 2nd exit to stay on Dumbarton Road and then take the 1st exit at the next roundabout. Continue to follow the A811. At the roundabout take the 1st exit onto B822. Follow Main Street, passing the Primary School, Scott Brae will be the next turning on the right.



BASTION

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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.