

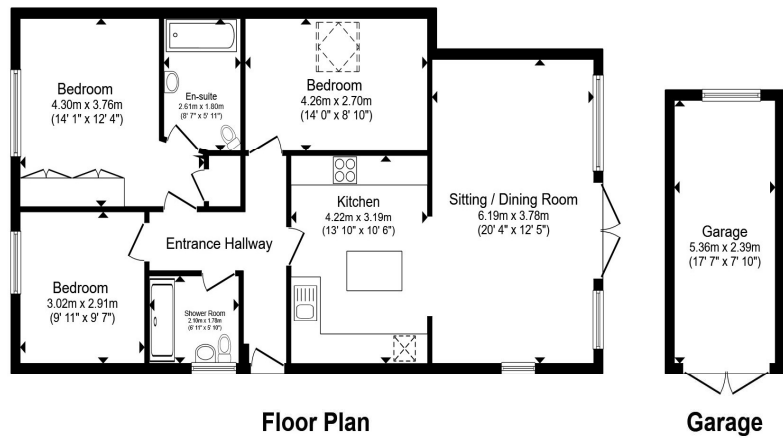


Lothian Crescent, Stirling, FK9 5SE

welcome to

Lothian Crescent, Stirling

Introducing this exquisite & immaculately presented semi-detached bungalow, which has been sympathetically extended to offer expansive & versatile living accommodation for those seeking a high quality home. The property is situated in a highly sought-after residential area & viewing is certainly recommended to fully appreciate all that this impressive bungalow has to offer.



Total floor area 103.4 m² (1,113 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 stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, including those who perhaps require one level living.

Upon entering, you are greeted by an impressive & welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the stylish Kitchen which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences; the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, plus central island - the Kitchen provides space, convenience & ample storage. The Kitchen then flows through to the open plan Sitting/Dining Room & this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day. The dual aspect windows allow a wealth of natural light to flourish into the room & in the warmer seasons, step out onto the patio seating area - this makes the ideal space for alfresco dining or a delightful outside space to enjoy. Retracing our steps back to the Hallway, you will find the Three Bedrooms, with the Principal Bedroom also benefiting from an En Suite Bathroom which comprises of a bath, wc & wash hand basin. Completing the accommodation on offer is the Shower Room which consists of a walk-in shower cubicle, wc & wash hand basin. The home is presented to an excellent standard throughout, offering walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is also a good range of in-built storage space to be found throughout the home.

Externally, there is an attractive, low maintenance garden to the front of the home, plus a driveway providing off road parking convenience for a number of vehicles & access to the garage. The rear garden is a further highlight of the home & has been designed to offer a patio seating area, raised flower beds & a lawn area; 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 sought-after 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 readily accessible with regular bus services available.



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Entrance Hallway

Kitchen

13' 10" x 10' 6" (4.22m x 3.20m)

Sitting / Dining Room

20' 4" x 12' 5" (6.20m x 3.78m)

Principal Bedroom

14' 1" x 12' 4" (4.29m x 3.76m)

En Suite

Bedroom

14' x 8' 10" (4.27m x 2.69m)

Bedroom

9' 11" x 9' 7" (3.02m x 2.92m)

Shower Room



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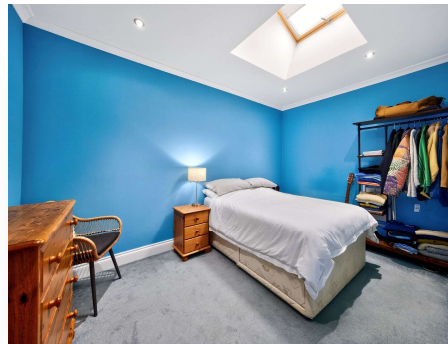
- A stunning & extended, semi-detached bungalow
- Stylish Kitchen
- Open Plan Sitting / Dining Room with wood burning stove
- 3 Bedrooms
- En Suite Bathroom to Principal Bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110721 - 0002

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