

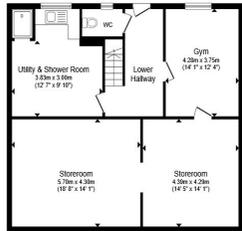


**Main Street, Cambusbarron, Stirling, FK7 9NN**

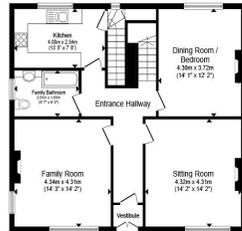
welcome to

## Main Street, Cambusbarron, Stirling

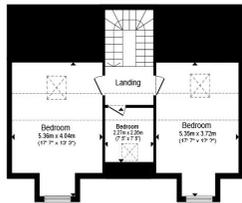
Introducing this impressive, detached house which offers a wonderful subtle blend of fine traditional features & modern sophisticated living. The property also allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful property has to offer.



Lower Ground Floor



Ground Floor



Upper Floor

Total floor area 228.5 m<sup>2</sup> (2,460 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](http://www.propertybox.io)



This beautiful home, which dates back circa 1907, is nestled within a highly desirable residential locale & tastefully combines a wealth of character features with modern touches, to create an exquisite family home which offers flexible accommodation & is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts accommodation which is set over 3 levels & initially consists of an Entrance Vestibule, which leads through to a welcoming Hallway, with a staircase leading to the upper level. Immediately drawing you in is the impressive Sitting Room, which certainly offers a central hub for socialising, making this room the ideal retreat where friends & family will naturally gather at the start & end of the day. We then gravitate to the Family Room, on the opposite side of the Hallway; this provides a wonderful additional living space, as well as providing the perfect ambience in which to relax or unwind. Retracing our steps back to the Hallway, there is a further reception room which is currently being used as a formal Dining Room; however this room could also be adapted to alternative usage, such as a ground floor Bedroom or Office/Play Room, depending on your lifestyle needs & due to the substantial additional living accommodation on offer throughout the home. The Kitchen is tastefully tailored with an array of wall & base units, fitted worktops & provides space, convenience & ample storage. Completing the accommodation on the ground floor is the modern Family Bathroom, which comprises of a bath with over shower, WC & wash hand basing.

Descending the staircase, which is accessed off the Kitchen, you will find the lower ground floor accommodation. This comprises of a handy Utility & Shower Room, an additional room that is currently being used as a Home Gym (but again has flexible usage) & 2 sizeable storerooms.

We then ascend the main staircase to gain access to the upper floor living accommodation; this consists of a further 3 Bedrooms, two of which are sizeable doubles.

The home is well-presented throughout & it is a credit to the current owners that the property skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire, all whilst retaining a wealth of beautiful features. There is a good range of in-built storage space to be found throughout the home.

To the side of the home there is a sizeable driveway, offering ample off-road parking convenience, whilst the rear garden is a further stand-out feature of this delightful home & the outside space on offer provides a multitude of areas to enjoy. The design of the garden has been fashioned to introduce a patio seating area & substantial lawn, with mature shrubs & borders, in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space in which to enjoy will be wholly impressed & suitably indulged, with 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.

## Ground Floor

### Entrance Vestibule

### Hallway

### Sitting Room

14' 2" x 14' 2" ( 4.32m x 4.32m )

### Family Room

14' 3" x 14' 2" ( 4.34m x 4.32m )

### Dining Room / Bedroom

14' 1" x 12' 2" ( 4.29m x 3.71m )

### Kitchen

13' 5" x 7' 8" ( 4.09m x 2.34m )

### Family Bathroom

## Lower Ground Floor

### Utility / Shower Room

### Gym

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

### Store Room

### Store Room

## Upper Floor

### Bedroom

17' 7" x 12' 2" ( 5.36m x 3.71m )

### Bedroom

17' 7" x 13' 3" ( 5.36m x 4.04m )

### Bedroom

7' 5" x 7' 5" ( 2.26m x 2.26m )



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## Main Street, Cambusbarron, Stirling

- Detached family home
- 3/4 Bedrooms
- Sitting Room & separate Family Room
- Kitchen
- Dining Room/Bedroom 4

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£370,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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