

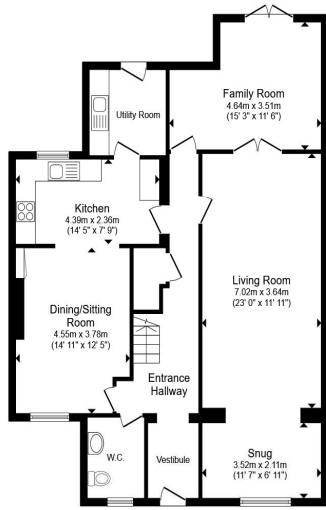


Alloa Road, Stirling, FK9 5LN

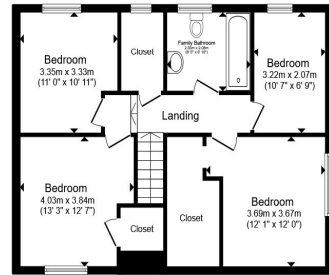
welcome to

Alloa Road, Stirling

Introducing this impressive & extended 4-bedroom semi-detached house, which offers a wonderful blend of versatile & 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.



Ground Floor



First Floor

Total floor area 168.4 m² (1,813 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



Internally the property boasts accommodation which is set over 2 levels & initially consists of a Vestibule which leads into the Entrance Hallway, with a staircase leading to the upper level. Immediately drawing you in, is the impressive & extensive Kitchen/Dining/Sitting Room, which is a true highlight of this wonderful home & very much in keeping with today's lifestyle preferences, creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day. The contemporary design of the Kitchen, certainly makes this one to enjoy; tastefully tailored with an array of wall & base units, plus fitted worktops - the Kitchen certainly provides space, convenience & storage in abundance, whilst to keep the Kitchen chore & clutter free, there is a handy Utility Room with door leading out to the rear garden. Retracing our steps back to the Hallway, we then gravitate to the spacious Living Room, this provides the perfect ambience in which to relax or an extra space for the family to gather together; there is also a charming Snug area to the front of the Living Room, which offers an additional place in which to enjoy & unwind. Located to the rear of the Living Room & accessed through double doors, is the Family Room; however, this room could also be adapted to alternative usage, depending on your lifestyle needs & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation on this floor is a modern WC.

Ascend the staircase to gain access to the upper floor living accommodation; this consists of 4 Bedrooms, 2 of which having the inclusion of in-built storage, with the sizeable Principal Bedroom also benefitting from a walk-in closet. Completing the accommodation on this floor is a stylish Family Bathroom comprising of a bath with over shower, WC & wash hand basin.

The home is presented to a truly excellent standard throughout, with bright fresh décor & skilfully encapsulates the versatility which current lifestyles desire. There is a good range of in-built storage space to be found throughout the home.

Externally & to the front, is a well maintained lawn garden, with mature shrubs & borders whilst the landscaped rear garden provides a multitude of areas to enjoy. The design of the garden has been fashioned to introduce a couple of patio seating areas & lawn in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful space in which to appreciate the garden. There is also gated access to the driveway at the rear of the property.

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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Ground Floor

Vestibule

Entrance Hall

WC

Dining/Sitting Area

14' 11" max x 12' 5" max (4.55m max x 3.78m max)

Kitchen Area

14' 5" max x 7' 9" max (4.39m max x 2.36m max)

Utility Room

Living Room

23' max x 11' 11" max (7.01m max x 3.63m max)

Snug

11' 7" max x 6' 11" max (3.53m max x 2.11m max)

Family Room

15' 3" max x 11' 6" max (4.65m max x 3.51m max)

Upper Floor

Principal Bedroom

12' 1" max x 12' max (3.68m max x 3.66m max)

Bedroom

13' 3" max x 12' 7" max (4.04m max x 3.84m max)

Bedroom

11' max x 10' 11" max (3.35m max x 3.33m max)

Bedroom

10' 7" max x 6' 9" max (3.23m max x 2.06m max)

Family Bathroom



welcome to

Alloa Road, Stirling

- Impressive & extended semi-detached family home
- 4 Bedrooms
- Expansive Kitchen/Dining/Sitting Room
- Stylish Kitchen
- Sitting Room, Snug & Family Room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110239 - 0002

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