



Coxithill Road, Stirling, FK7 9HY

welcome to

Coxithill Road, Stirling

Introducing this well-proportioned 2 Bedroom end-terrace house, which is situated in a highly sought-after residential area. The property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



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.focalagent.com



This charming property is sure to appeal to a wide demographic of potential purchasers & offers a delightful living experience. Upon entering, immediately catching your attention is the Sitting Room; this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising, making the ideal retreat where friends & family will naturally gather at the start & end of the day. Next, we gravitate to the Kitchen/Dining Room which is very much in keeping with today's lifestyle preferences. The design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob - the Kitchen provides space, convenience & ample storage. Situated off the Kitchen/Dining Room is the Sun Room, which offers additional living accommodation & a multitude of uses, depending on your lifestyle requirements.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, where you will find the 2 Bedrooms, each of which benefits from in-built storage. Completing the accommodation on this floor is a modern Family Bathroom which comprises of a bath with over shower, wc & wash hand basin. The home is well-presented throughout, offering walk-in condition & there is also good range of in-built storage space to be found throughout the home.

Externally & to the front, there is low maintenance garden, with a driveway providing off road parking convenience & access to the timber garage. The rear garden consists of a patio seating area & lawn, with shrubs/borders.

The popular city of Stirling offers excellent local shopping facilities with many well-known stores present in the Thistle & Marches Shopping Centres. The commuter is well served by the M8 & M9 motorways plus the nearby Stirling Train Station, which offers access to Glasgow and Edinburgh. Good sports facilities are available nearby at the Peak Sports Village & other recreational activities such as bowling, cinema, restaurants & parks are within walking distance. A regular bus service to Stirling University is also available nearby.

Ground Floor

Entrance Hallway

Sitting Room

13' 9" x 12' 3" (4.19m x 3.73m)

Kitchen/Dining Room

15' 9" x 9' (4.80m x 2.74m)

Sun Room

10' 5" x 6' 7" (3.17m x 2.01m)

Upper Floor

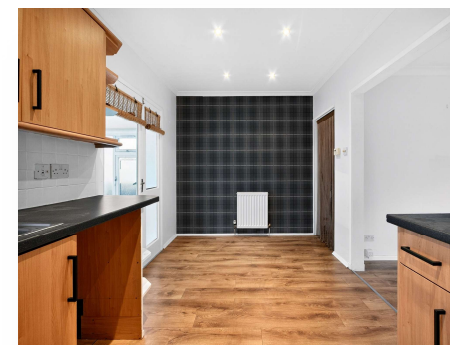
Bedroom

13' 5" max & inc storage x 12' 9" max & inc storage (4.09m max & inc storage x 3.89m max & inc storage)

Bedroom

11' 3" x 10' 2" exc storage (3.43m x 3.10m exc storage)

Family Bathroom



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welcome to

Coxithill Road, Stirling

- A well-proportioned & well-presented End Terrace House
- 2 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Sun Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£147,500



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110711 - 0002

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