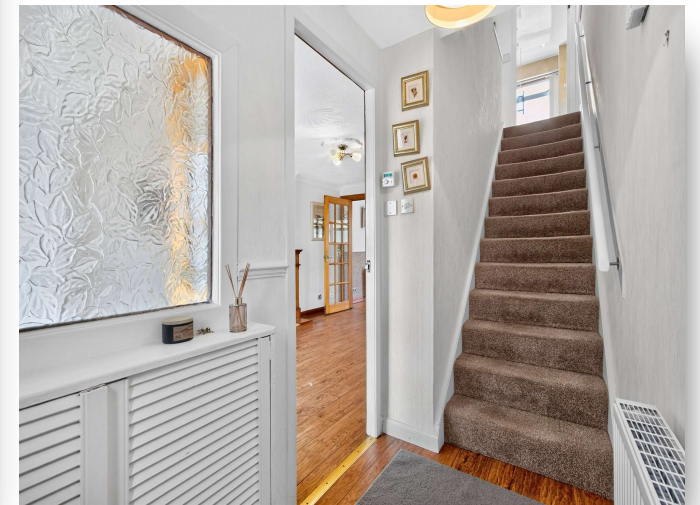




Archers Avenue, Stirling, FK7 7RJ

welcome to

Archers Avenue, Stirling

This well-presented two-bedroom semi-detached home offers bright and spacious accommodation with excellent additional living space, including a generous sitting room, modern kitchen/dining room, conservatory and separate sunroom. The property also benefits from driveway parking, a garage and a low-maintenance rear garden.



Total floor area 95.0 m² (1,023 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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26 Archers Avenue is a well-presented two-bedroom semi-detached house positioned within a highly sought-after location and the property enjoys a peaceful residential setting while remaining conveniently close to Stirling city centre and a wide range of local amenities.

An attractive front garden creates an inviting first impression and leads into a bright and welcoming entrance hall. The upper level comprises two well-proportioned bedrooms and a modern shower room. The two bedrooms also benefit from built-in storage.

On the ground floor, the generous sitting room is flooded with natural light and provides an excellent space for relaxing and entertaining. This leads through to the modern kitchen/dining room, which offers ample storage and workspace. Situated off the kitchen is the conservatory, providing valuable additional living space and direct access to the rear garden. This versatile room could be used as a dining area, family room, home office or playroom. A separate sunroom provides further flexible space and can be accessed from the garage or rear garden.

Externally, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is a low-maintenance garden providing an attractive and practical outdoor space.

Agents Note : Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Hallway

Sitting Room

18' 8" max x 10' 8" max (5.69m max x 3.25m max)

Kitchen/Dining Room

13' 10" max x 8' 6" max (4.22m max x 2.59m max)

Conservatory

10' 4" max x 9' 7" max (3.15m max x 2.92m max)

Sunroom

9' 3" max x 7' 1" max (2.82m max x 2.16m max)

Upper Floor

Bedroom

10' 8" max x 9' 8" max (3.25m max x 2.95m max)

Bedroom

13' 7" max x 8' 6" max (4.14m max x 2.59m max)

Shower Room



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welcome to

Archers Avenue, Stirling

- Semi-detached house
- 2 bedrooms
- Sitting room, kitchen/dining room, conservatory & sunroom
- Modern kitchen
- Stylish shower room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£195,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI110894 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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