



21 BROOMRIDGE ROAD, STIRLING, FK7 0DT
OFFER OVER £145,000





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B-Spoke Property are delighted to offer to the sales market, an immaculate and rarely available 3 Bedroom Mid Terraced family home.

Broomridge Road is in a popular residential area, close to Stirling City Centre and is conveniently placed for all local amenities.

Early viewing is recommended to fully appreciate the standard and size of the accommodation on offer.

- 2 Double Bedrooms
- 3rd Double Bedroom or Dining Room
- Lounge
- Kitchen
- Conservatory
- Family Bathroom

There are neat and well-established garden grounds to the front and rear of the property with a patio seating area.

The historic City of Stirling offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores. Schooling is nearby at both primary and secondary levels.

The property is also ideally located to provide excellent transport links, with Stirling having both main line rail and bus stations.

For those travelling by car, the motorway networks are nearby providing swift access to business centres throughout the central belt and beyond.

VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.





The accommodation comprises:

- Lounge with access to the kitchen and conservatory with window overlooking the front of the property. Feature fireplace with electric fire.
- Fitted Kitchen with space for gas cooker and integrated extractor hood. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Storage cupboard and access door through to Lounge. Back door providing external access to the rear garden.
- Conservatory with access to the rear patio area and garden.
- Two Double Bedrooms. There is a third Double Bedroom downstairs with storage cupboard which is currently used as a Dining Room.
- Fully tiled Family Bathroom with a white 3 piece suite comprising: WC, wash hand basin and bath with over bath electric shower and folding glass shower screen.

DIMENSIONS

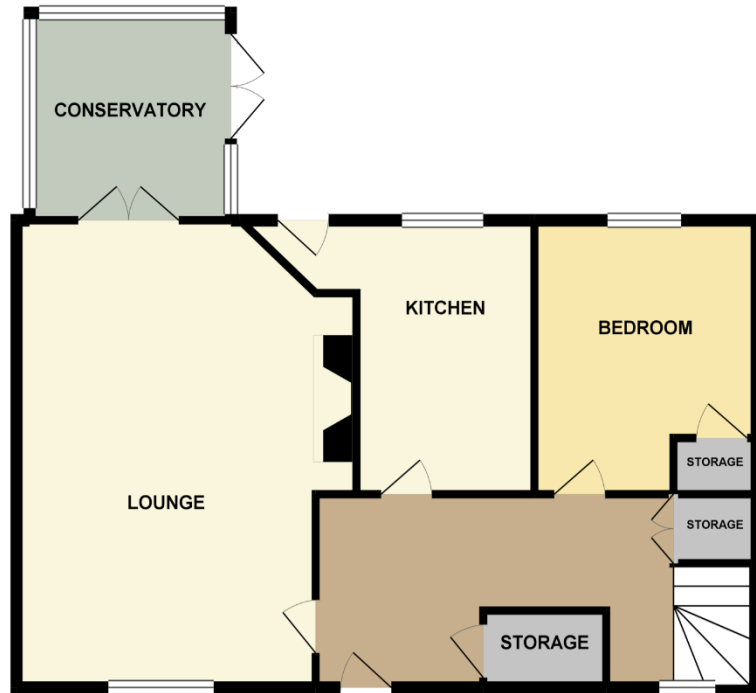
Lounge	5.76m x 3.32m
Kitchen	3.64m x 3.30m
Dining Room / Bedroom 3	3.68m x 2.86m
Conservatory	3.36m x 2.03m
Bedroom 1	5.16m x 2.97m
Bedroom 2	3.71m x 3.42m
Family Bathroom	2.80m x 2.00m



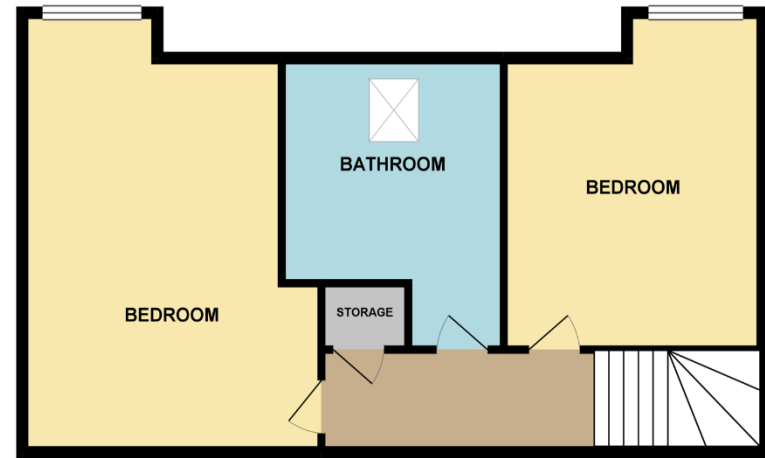
B-Spoke Property
50 Port Street, Stirling, FK8 2LJ
01786 448 109
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AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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