

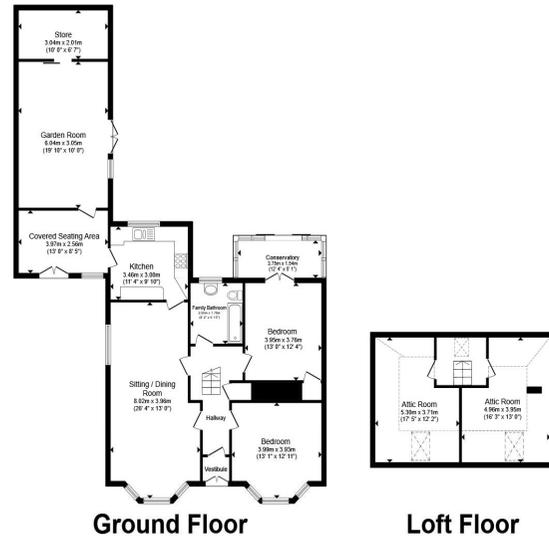


**Bannockburn Road, Stirling, FK7 0EW**

welcome to

## Bannockburn Road, Stirling

Introducing this charming & well-proportioned detached bungalow, which dates back circa 1925 & offers a comfortable living space for those seeking a high-quality home. Viewing is certainly recommended to fully appreciate all that this impressive property has to offer.



Total floor area 177.6 m<sup>2</sup> (1,912 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)

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This delightful bungalow, which has been sympathetically updated by the current owners, perfectly blends versatile accommodation & modern living, which is sure to appeal to a wide demographic of potential purchasers, including those who perhaps require one level living.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the spacious Sitting/Dining Room which creates a central hub in which to relax or socialise & is the ideal retreat where friends & family will naturally gather at the start & end of the day - a large bay window to the front aspect & side window, allows light to flourish into the room. Conveniently located off the Sitting/Dining Room is the Kitchen; the design of the Kitchen makes it one to enjoy, tailored with an array of wall & base units plus fitted worktops; the Kitchen provides space, convenience & ample storage, whilst a door provides handy access out to a covered seating area. Retracing our steps back to the Hallway, you will find the 2 Bedrooms, which are both doubles in size & one of the Bedrooms providing access out to a Conservatory; this room makes a delightful additional space in which to relax & unwind, whilst taking in the garden aspect. Completing the accommodation is the Family Bathroom which comprises of a bath, wc & wash hand basin. There is also a spacious loft area (with access from the main Hallway) & should the relevant planning consent/approval be sought to convert this fully to an extra living space, this would in turn create a fantastic addition to this already charming home.

The home is well-presented throughout & provides a flexible layout which current modern lifestyles prefer, whilst there is a good range of in-built storage space to be found throughout the home. Viewing of this bungalow is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, the current owners have resourcefully created a multitude of areas which all have multifunctionality, depending on your lifestyle requirements. With access from the Kitchen, there is an outside covered seating area, which then leads into the Garden Room, which in itself, offers a wonderful additional living space. The rear garden has been fashioned to offer a variety of areas to enjoy & any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer. To the front there is a further landscaped garden & a driveway, providing ample off road parking convenience.

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.

## Entrance Hallway

## Sitting/Dining Room

26' 4" x 13' ( 8.03m x 3.96m )

## Kitchen

11' 4" x 9' 10" ( 3.45m x 3.00m )

## Bedroom

13' x 12' 4" ( 3.96m x 3.76m )

## Conservatory

12' 4" x 5' 1" ( 3.76m x 1.55m )

## Bedroom

13' 1" x 12' 11" ( 3.99m x 3.94m )

## Family Bathroom

## Attic Room X 2



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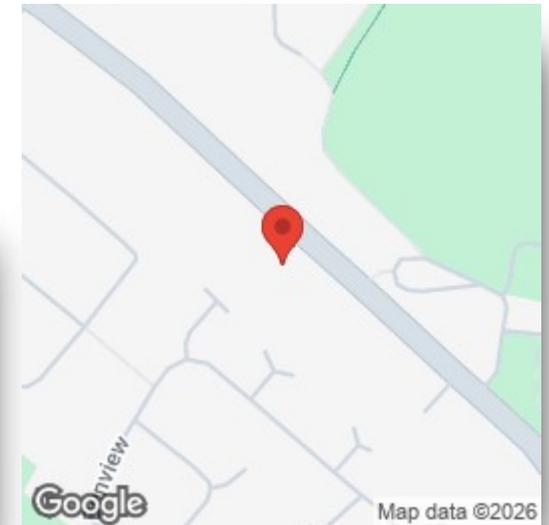
- Detached Bungalow, dating back circa 1925
- Versatile accommodation
- 2 double Bedrooms
- Spacious Sitting/Dining Room & Conservatory(off Bedroom)
- Kitchen

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110676 - 0002

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