

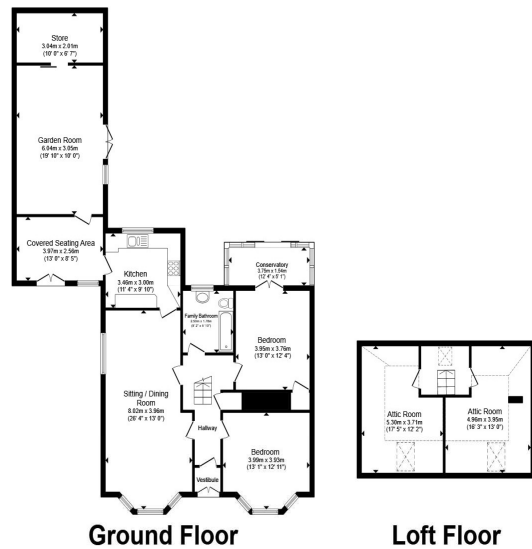


Bannockburn Road, Stirling, FK7 0EW

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 m² (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

 **allen & harris**



Nestled within an attractive setting, this charming, detached bungalow, dating from approximately 1925, presents an exceptional opportunity to acquire a well-proportioned and beautifully presented home. Offering generous living space and a wealth of appeal, internal viewing is highly recommended to appreciate everything this outstanding property has to offer.

Updated by the current owners, this charming bungalow effortlessly blends modern comforts with versatile living space. Its thoughtfully designed layout is ideally suited to a broad spectrum of buyers, including those looking for the ease and practicality of living all on one level.

Upon entering, you are welcomed by an inviting hallway that sets the tone for the accommodation beyond. The heart of the home is the spacious sitting/dining room, a wonderful space for both relaxing and entertaining. Filled with natural light from the large bay window to the front and an additional side window, this impressive room provides the perfect setting for everyday living and is sure to become a natural gathering place for family and friends.

Conveniently positioned off the sitting/dining room is the well-appointed kitchen, thoughtfully designed with a range of wall and base units, complementary work surfaces, and ample storage. Combining practicality with style, it offers an enjoyable space in which to cook and entertain, while a door provides direct access to a covered seating area, ideal for outdoor dining and relaxation. Returning to the hallway, there are two generously proportioned double bedrooms, both offering comfortable accommodation. One of the bedrooms benefits from direct access to the conservatory, a delightful additional living space that provides the perfect spot to relax and unwind while enjoying views over the garden. Completing the internal accommodation is the family bathroom, fitted with a bath, WC, and wash hand basin. Further enhancing the property's appeal is the substantial loft space, accessed from the main hallway. Subject to the necessary planning permissions and building consents, this area offers excellent potential for conversion into additional living accommodation, creating a fantastic opportunity to further improve and personalise this already charming home.

Well-presented throughout, this attractive bungalow boasts a flexible layout that caters perfectly to modern lifestyles, complemented by an impressive level of built-in storage. A viewing is highly recommended to fully appreciate the charm, comfort, and potential of this wonderful home.

Externally, the property continues to impress, with the current owners having thoughtfully created a variety of attractive outdoor spaces designed to suit a range of lifestyles. Accessed directly from the kitchen, a covered seating area provides the perfect setting for al fresco dining and outdoor entertaining, while leading seamlessly through to the garden room, a superb additional space that can be enjoyed throughout the year. The beautifully landscaped rear garden has been carefully designed to offer a number of distinct areas in which to relax, entertain, and enjoy the outdoors. Gardening enthusiasts, in particular, will appreciate the attention to detail to the garden which creates a truly delightful environment to enjoy.

To the front, the property is complemented by a further landscaped garden and a generous driveway, providing ample off-road parking for residents and visitors alike.

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

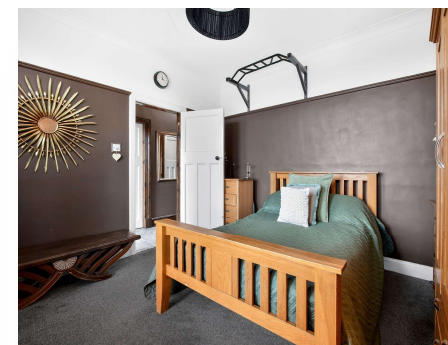
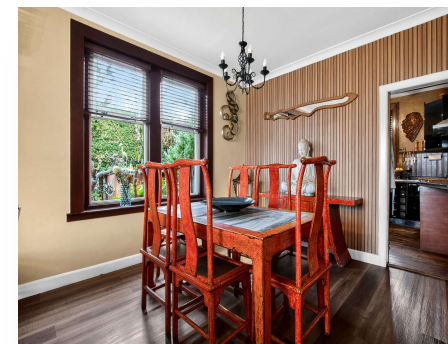
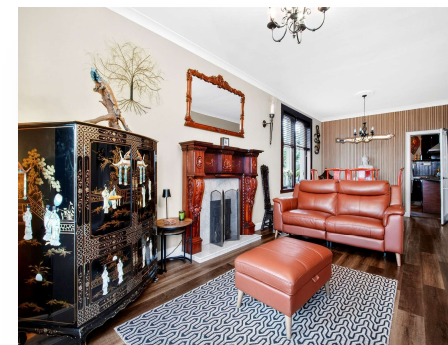
12' 4" x 5' 1" (3.76m x 1.55m)

Bedroom

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

Family Bathroom

Attic Room X 2



view this property online allenandharris.co.uk/Property/STI110676



welcome to

Bannockburn Road, Stirling

- 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

£290,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110676



Property Ref:

STI110676 - 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.

Allen & Harris Scotland is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk