

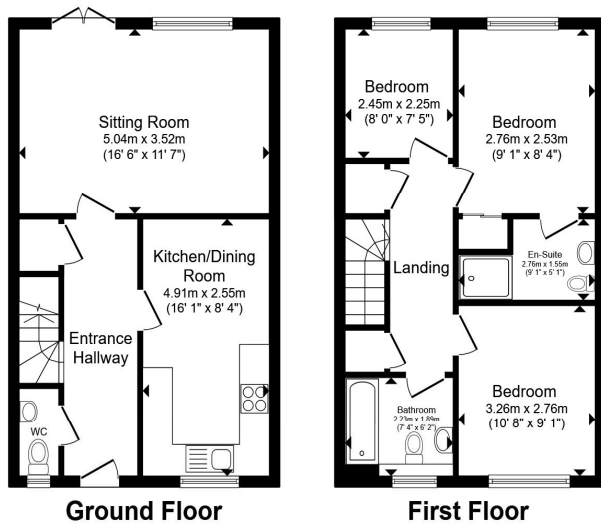


Weir Street, Stirling, FK8 1FH

welcome to

Weir Street, Stirling

Introducing this well-presented 3-bedroom mid-terrace home, which is ideally situated in a highly sought-after residential locale. This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this charming house has to offer.



Total floor area 86.0 m² (925 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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This property perfectly blends versatile accommodation & the home is sure to appeal to a wide demographic of potential purchasers. Upon entering, you are greeted by a welcoming Entrance Hallway that sets the tone for the rest of the property & immediately catching your attention is the spacious Sitting Room which creates a central hub for socialising, plus the ideal retreat where friends & family will naturally gather at the start & end of the day. The patio doors, leading out from the Sitting Room to the garden, not only allow a wealth of natural light into the room; but in the warmer seasons, roll open the doors & step out into the garden - this makes the ideal place for alfresco dining or to purely to enjoy the rear garden. Next, we gravitate to the stylish Kitchen/Dining Room & this layout tends to be very much in keeping with today's lifestyle preferences, offering the perfect space for hosting dinner parties & entertaining. The contemporary design also makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, plus fitted worktops - the Kitchen provides space, convenience & ample storage. Concluding the accommodation on offer, on the ground floor, is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor accommodation. The Principal Bedroom benefits from in-built storage, plus an en-suite Shower Room comprising of a shower cubicle, WC & wash hand basin. There are 2 further Bedrooms & completing the accommodation on the upper floor, is a modern Family Bathroom, which consists of a bath, WC & wash hand basin.

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

Externally, to the front of the home there is an allocated parking space & the rear garden is designed for ease of maintenance with a paved garden area, with raised flower beds & a timber shed.

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 stores 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.



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Ground Floor

Entrance Hallway

Sitting Room

16' 6" x 11' 7" (5.03m x 3.53m)

Kitchen / Dining Room

16' 1" x 8' 4" (4.90m x 2.54m)

WC

Upper Floor

Bedroom

9' 1" x 8' 4" (2.77m x 2.54m)

En Suite

Bedroom

10' 8" x 9' 1" (3.25m x 2.77m)

Bedroom

8' x 7' 5" (2.44m x 2.26m)

Family Bathroom



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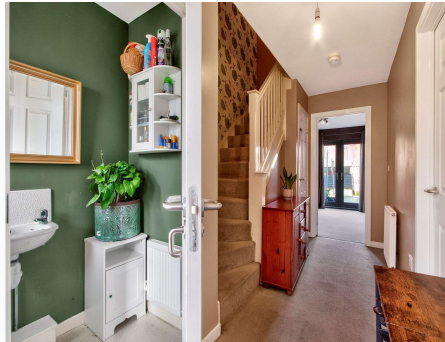
Weir Street, Stirling

- Mid Terrace house
- Spacious Sitting room
- Kitchen/Dining Room
- Stylish Kitchen
- 3 Bedrooms

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

offers over

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI110771 - 0002

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