

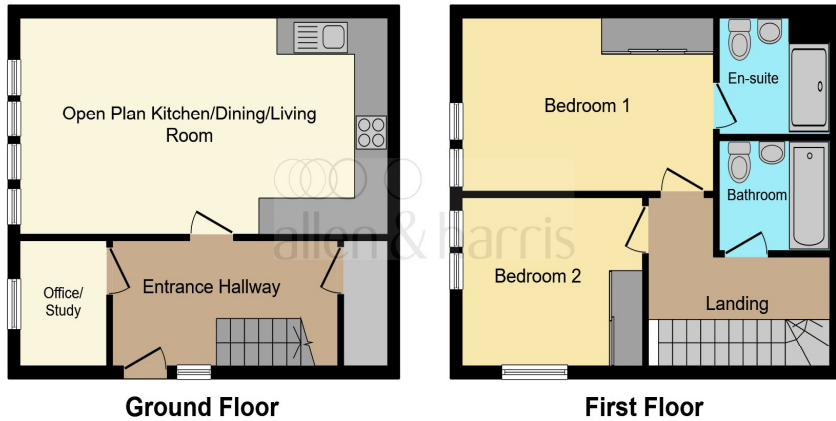


**Citizen Jaffray Court, Cambusbarron, FK7 9RE**

welcome to

## Citizen Jaffray Court, Cambusbarron

**\*\* FIXED PRICE OF £209,000 \*\*** An opportunity to purchase this truly stunning 2 bedroom end-terrace home, which is presented in walk-in condition & is ideally situated in this ever popular residential locale. Viewing is highly recommended to fully appreciate all this lovely home has to offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**\*\* FIXED PRICE OF £209,000 \*\*** This exquisite & immaculately presented property will have broad appeal to a wide demographic of buyers, especially those looking for a welcoming home in the highly desirable Cambusbarron locale.

Internally this charming property consists of an entrance hallway with staircase leading to the upper level. The expansive open plan Lounge/Kitchen/Dining Room is a true standout feature & the real HUB of this wonderful home, making it an ideal space for entertaining & socialising whilst also benefiting from a large window to the front aspect, which in turn allows a wealth of natural light into the room. The stylish, modern Kitchen is tastefully tailored with a range of contemporary base & wall units, as well as benefiting from built-in oven/hob & fridge/freezer. Completing the downstairs accommodation is a Home Office/Study, which offers versatile usage depending on your lifestyle requirements. On the upper floor are 2 bedrooms, which are both doubles in size & both of which also benefit from in-built wardrobes. The Master Bedroom also has the inclusion of a stylish En Suite Shower Room, comprising of shower cubicle, WC & wash hand basin. Concluding the accommodation on the upper floor is the modern 3 piece family Bathroom, comprising of bath with over shower, wash hand basin & WC.

The home truly is presented to an excellent standard throughout, with a high quality of fixture & fittings, plus bright fresh décor. The property further benefits from gas radiator heating & double glazing.

Externally, the home benefits from allocated parking, whilst the garden has an artificial lawn & gravelled area, all of which are enclosed by an attractive stone wall. There is also an additional handy enclosed gravel area, with 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

### **Lounge / Kitchen / Dining Room**

22' 7" x 12' 1" ( 6.88m x 3.68m )

### **Study / Home Office**

6' 8" x 5' 9" ( 2.03m x 1.75m )

## Upper Floor

### **Bedroom**

15' max x 9' 5" exc wardrobe ( 4.57m max x 2.87m exc wardrobe )

### **En Suite Shower Room**

### **Bedroom**

11' 1" exc wardrobe x 9' 5" ( 3.38m exc wardrobe x 2.87m )

### **Family Bathroom**



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## Citizen Jaffray Court, Cambusbarron

- **\*\* FIXED PRICE OF £209,000 \*\*** Stunning end-terrace home
- Expansive Open Plan Lounge/Kitchen/Dining Room
- Stylish Kitchen
- 2 double bedrooms
- En suite to Master Bedroom & Modern Family Bathroom

Tenure: Freehold EPC Rating: C

fixed price

**£209,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI109786 - 0006

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 allen & harris



**01786 445011**



Stirling@allenandharris.co.uk



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



**allenandharris.co.uk**