



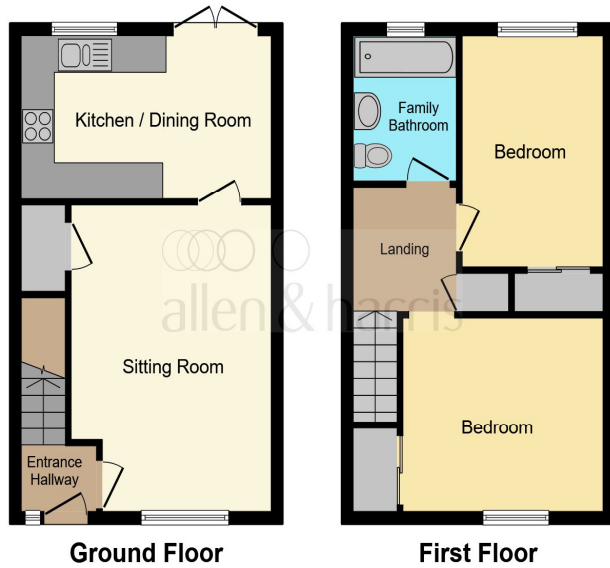
**Abbot Road, Stirling, FK7 7UQ**



welcome to

## Abbot Road, Stirling

A wonderful opportunity to purchase this impressive & deceptively spacious 2 bedroom semi-detached home, which also benefits from a driveway & front/rear gardens. The property is ideally situated in this desirable, residential locale & viewing is highly recommended to fully appreciate all that this charming home has to offer.



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.focalagent.com](http://www.focalagent.com)



This property is sure to appeal to a wide demographic of potential purchasers & internally the property boasts accommodation which is set over 2 levels, initially comprising of a welcoming entrance hallway, with staircase leading to the upper level.

Immediately drawing you in, is the spacious Sitting Room, which is the perfect space in which to relax/unwind & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst also benefiting from large window to the front aspect which allows a wealth of natural light into the room. Situated off the Sitting Room is the open plan Kitchen / Dining Room; the stylish & contemporary design, makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops, plus integrated oven/hob & fridge/freezer. The Kitchen provides space, convenience & ample storage, plus patio doors allowing convenient access out to the rear garden; in the warmer seasons, roll open the patio doors & step out onto the raised decking area - this makes the ideal space for alfresco dining or purely to enjoy the attractive rear garden.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation; the 2 Bedrooms are both doubles in size & also benefit from in-built wardrobes. Concluding the accommodation on the upper floor is a stylish Family Bathroom comprising of a bath with over shower, WC & wash hand basin.

The home is well-presented throughout & there is a good range of in built storage space to be found throughout the property. Viewing is highly recommended to truly appreciate all that this lovely home has to offer.

To the front of the property there is a low maintenance garden & a driveway providing off road parking. The rear garden consists of a raised decking area & lawn, all of which is enclosed by timber fencing.

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

### Hallway

### Sitting Room

16' 6" max x 11' 6" max ( 5.03m max x 3.51m max )

### Kitchen / Dining Room

14' 10" x 8' 11" ( 4.52m x 2.72m )

## Upper Floor

### Bedroom

12' 7" exc wardrobe x 8' 4" ( 3.84m exc wardrobe x 2.54m )

### Bedroom

11' 7" exc wardrobe x 10' 5" ( 3.53m exc wardrobe x 3.17m )

### Family Bathroom



welcome to

## Abbot Road, Stirling

- Impressive semi-detached house
- 2 bedrooms
- Contemporary Living
- Stylish open plan Kitchen/Dining room
- Spacious Sitting Room

Tenure: Freehold EPC Rating: C

offers over

**£175,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
STI109677 - 0002

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