

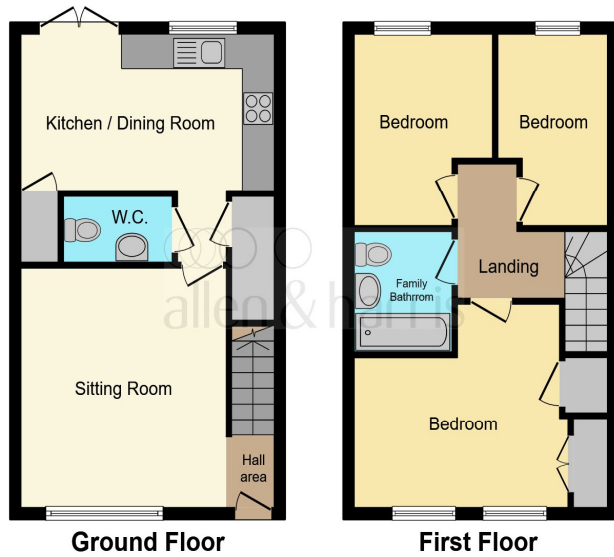


Curlers Loan, Stirling, FK8 1JB

welcome to

Curlers Loan, Stirling

Introducing this exquisite & immaculately presented 3 bedroom semi-detached house, situated in a highly sought-after residential locale. This property offers a spacious & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house 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



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for a charming family home.

Immediately drawing you in, is the spacious Sitting Room which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst a large window to the front aspect allows light to flourish into the room. Conveniently located off the Sitting Room is the open plan Kitchen / Dining Room which is the perfect space for hosting dinner parties & entertaining with friends & family; in the warmer seasons, roll open the patio doors & step out onto the patio seating area – this makes the ideal space for alfresco dining or to purely to enjoy the rear garden. The contemporary design of the Kitchen makes this one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated appliances to include in-built oven/hob & fridge/freezer, the Kitchen provides space, convenience & storage in abundance. Completing 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 living accommodation. The spacious principal Bedroom benefits from a range of fitted wardrobes & the remaining two Bedrooms are both well-proportioned too. Concluding the accommodation on the upper floor is a stylish Family Bathroom which is a further stand-out feature & is exquisitely fitted with a bath with over shower, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & there is a good range of in built storage space to be found throughout the property. The home further benefits from gas central heating & double glazed windows. Viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

There is off road parking to the front of the property, whilst the rear garden consists of a patio seating area & lawn; all of which are 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

Entrance Hallway

Sitting Room

15' 7" max x 13' 6" max (4.75m max x 4.11m max)

Kitchen / Dining Room

15' 6" max x 12' 10" max (4.72m max x 3.91m max)

WC

Upper Floor

Bedroom

13' 3" max & exc wardrobe x 11' 6" max (4.04m max & exc wardrobe x 3.51m max)

Bedroom

10' 9" max x 8' 3" max (3.28m max x 2.51m max)

Bedroom

10' 10" max x 6' 10" max (3.30m max x 2.08m max)

Family Bathroom



welcome to

Curlers Loan, Stirling

- Impressive semi-detached house
- 3 Bedrooms
- Contemporary Living
- Stylish open plan Kitchen/Dining Room
- Spacious Sitting Room

Tenure: Freehold EPC Rating: C

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110245 - 0002

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