



Achray Drive, Stirling, FK9 5DL

welcome to

Achray Drive, Stirling

** CLOSING DATE - MONDAY 15TH APRIL AT 12PM ** Introducing this spacious 4 bedroom mid-terrace family home, which is set over 3 floors & is ideally situated in a sought after residential area. This property offers a versatile & comfortable living space for families seeking an expansive home & viewing is certainly recommended to fully appreciate all that this property 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



**** CLOSING DATE - MONDAY 15TH APRIL AT 12PM **** This well-proportioned 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 an expansive family home.

Upon entering, you are greeted by a welcoming Entrance Hallway with staircase leading to the upper levels. Immediately drawing you in, is the stylish Kitchen; the contemporary design makes this Kitchen one to enjoy, tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob. The Kitchen provides space, convenience & storage in abundance; to keep your Kitchen chore & clutter free, there is a separate Utility Room situated at the front of the home. The Kitchen is partially open plan through to the impressive Sun Room/Family Room; this is the sociable hub of the home & this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day; in the warmer seasons, roll open the patio doors & step out onto the decked seating area - this makes the ideal space for alfresco dining or to purely to enjoy the rear garden. Completing the accommodation 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, which includes the formal Sitting Room which also offers the perfect space in which to entertain or relax/unwind - whilst patio doors to the front aspect not only allow light to flourish into the room, but also provides access out to the balcony area. There is also a Bedroom situated on this level, plus a Family Bathroom comprising of a bath, WC & wash hand basin.

Next we gravitate up the stairs to the upper floor accommodation, which comprises of 3 further Bedrooms & a Shower Room, which consists of a shower cubicle, WC & wash hand basin.

The home skilfully provides a flexible layout which current modern lifestyles prefer & there is a good range of in built storage space to be found throughout the property. The home further benefits from a gas fired central heating system & viewing of this property is certainly recommended to fully appreciate all that this spacious, flexible home has to offer.

To the front of the property is a driveway, offering off-street parking convenience leading to the integral garage. The design of the rear garden has been fashioned to introduce a large decked seating area & artificial lawn, all of which is enclosed by a timber fence.

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

Sun Room / Family Room

17' 5" x 7' 8" (5.31m x 2.34m)

Kitchen Area 1

11' x 8' 2" (3.35m x 2.49m)

Kitchen Area 2

11' 1" x 6' (3.38m x 1.83m)

Utility Room

Wc

First Floor

Sitting Room

19' 11" x 10' 5" exc storage (6.07m x 3.17m exc storage)

Bedroom

9' 4" exc storage x 8' 3" (2.84m exc storage x 2.51m)

Family Bathroom

Upper Floor

Bedroom

10' 5" x 11' 6" (3.17m x 3.51m)

Bedroom

13' 11" exc storage x 7' 10" (4.24m exc storage x 2.39m)

Bedroom

8' 4" x 6' 10" exc storage (2.54m x 2.08m exc storage)

Shower Room



welcome to

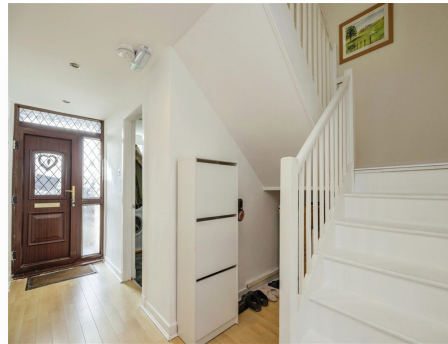
Achray Drive, Stirling

- ** CLOSING DATE - MONDAY 15TH APRIL AT 12PM ** A spacious mid-terrace family home
- 4 Bedrooms
- Contemporary Kitchen
- Sun Room/Family Room & formal Sitting Room
- Family Bathroom & separate Shower Room

Tenure: Freehold EPC Rating: D

offers over

£147,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110013 - 0003

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



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



allenandharris.co.uk