



TRADITIONAL SEMI-DETACHED COTTAGE

**REQUIRING FULL INTERNAL
REFURBISHMENT**

FITTED KITCHEN

SOUTH FACING FRONT GARDEN

IDEALIC VILLAGE LOCATION

SPACIOUS LOUNGE

TWO GOOD SIZE DOUBLE BEDROOMS

SHARED DRIVEWAY



2 Rowanbank Blairlogie Village Road
Stirling, FK9 5PX

**OFFERS OVER
£175,000**

Entrance

Access to the property is via a red wooden door with glazing panels. Leading to:

Entrance Porch 5' 3" x 4' 8" (1.60m x 1.42m)
Entrance porch which overlooks the garden.

Entrance Hallway 7' 8" x 4' 1" (2.34m x 1.24m)
Red wooden door gives access to the entrance hallway which in turn gives access to the lounge, fitted kitchen, shower room and stairs to the upper level.

Lounge 14' 3" x 12' 2" (4.34m x 3.71m)
Spacious front facing lounge with double aspect windows overlooking the garden and the surrounding area.

Fitted Kitchen 14' 3" x 11' 3" (4.34m x 3.43m)
(At widest point)

'L' shaped fitted kitchen with a range of pine wall and base units, free-standing electric cooker and upright fridge/freezer. Large walk-in cupboard to the rear.

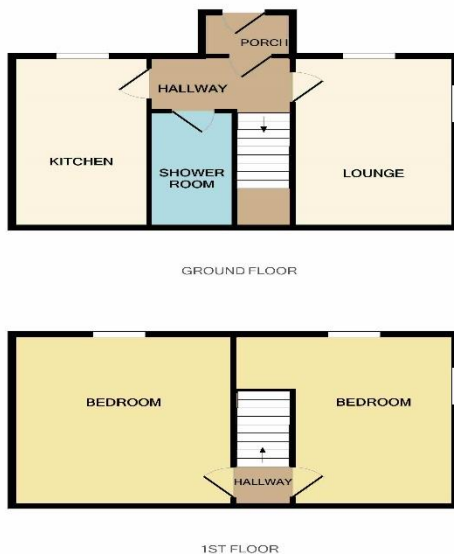
Master Bedroom 16' 5" x 12' 3" (5.00m x 3.73m)
Good size master bedroom with double aspect windows and lovely views of the surrounding area. Large walk-in storage cupboard housing the boiler.

Bedroom 2 16' 5" x 11' 6" (5.00m x 3.50m)
Second double bedroom overlooking the front of the property with ample room for free-standing furniture.

Family Shower room 7' 9" x 5' 2" (2.36m x 1.57m)
Downstairs family shower room with two piece suite and corner shower enclosure with electric shower.

Heating & Glazing

The property is double glazed throughout and benefits from a gas central heating system.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, blinds and light fittings. Free-standing electric cooker, upright fridge/freezer and automatic washing machine in the kitchen.

Home Report

To access the home report then please contact: County Estates- Tel 01259 219800 E-mail admin@county-estates.net

Garden

Large enclosed south facing garden to the front of the property with lovely views of the surrounding area and fantastic views towards Dumyat. Mainly laid with stone chips and garden borders with trees and shrubs. Also an outhouse.

Driveway

The property benefits from a shared driveway to the side to accommodate approx two/three vehicles.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.