



Glaive Avenue
Stirling
FK7 7XF

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Offers Over £270,000

A stunning 4 bedroom link-detached villa set in a peaceful cul-de-sac of a popular modern development. The extended home provides a wonderful blend of sleek lines and cosy intimate feel.

Offering family accommodation, presented in true walk in condition, which will appeal to those looking for a stylish new property to make into a lovely home.

This wonderful property sits proudly in a leafy setting and is positioned within easy access of a host of nearby amenities including those in the centre of Stirling.



**Home Report Valuation
£275,000**

Council Tax Band E

EPC Rating C



The accommodation is perfect for a growing family and consists on the ground floor of entrance hallway, handy WC, double bedroom with double fitted wardrobe, spacious lounge with feature fireplace leading to the rear of the property which offers open plan kitchen to dining area and sitting area. Double doors provide access to the rear garden and allows an abundance of light to flood in to the heart of the home. The kitchen itself has a stylish modern feel with integrated appliances and contemporary finish.



The upper floor consists of a bright bathroom with over bath shower, two double bedrooms and a further single bedroom which alternatively could be used for an office, nursery or dressing room. The larger bedroom to the front has an en-suite area which consists of shower and wash hand basin.

All rooms are presented to an exceptional level with attractive decor which is enhanced by quality flooring and wooden Venetian blinds.

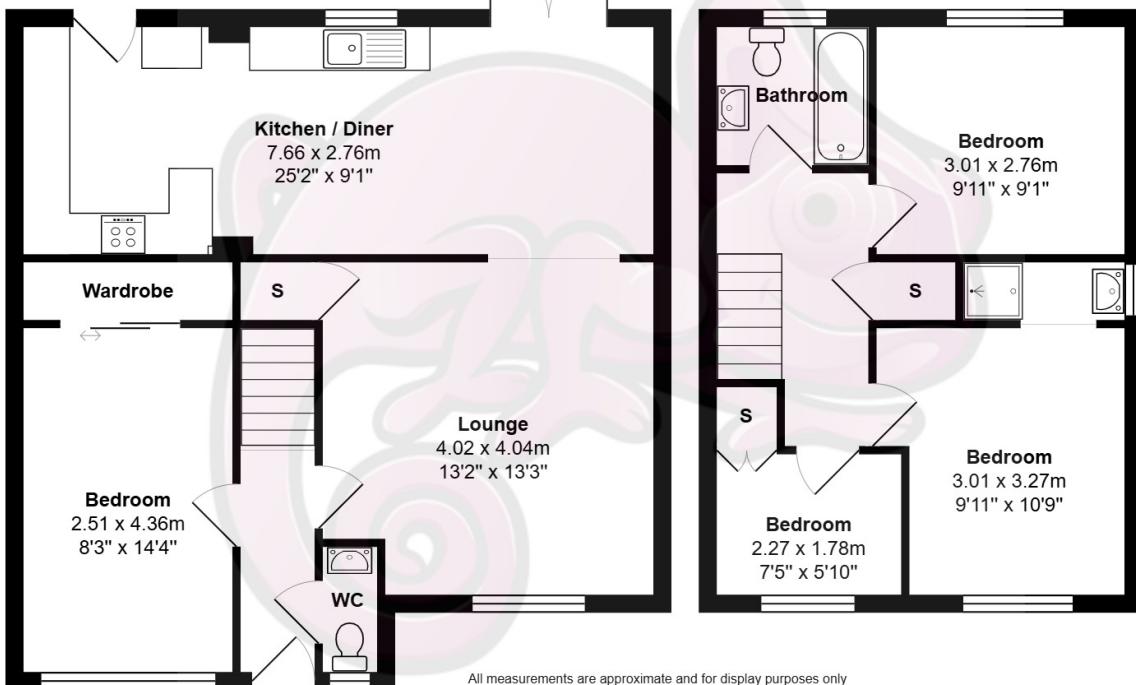


The plot position of the home affords an exceptionally well situated garden. The front garden mainly consists of well maintained lawn and driveway. The rear and side garden are private and have a south facing woodland backdrop. The attractive gardens again are a feature of the home with flagstone patio, perfect for alfresco dining, lawn, raised beds and attractive plants, trees and shrubs. Surrounding the generous gardens is a substantial timber fence affording additional privacy and security. Included within the sale is a shed and greenhouse.

Vendor Comments

We have loved the home from the minute we moved in with its peaceful cul-de-sac setting, private south facing garden and woodland backdrop.

17, Glaive Avenue, Balquhidderock, FK7 7XF



Location

The property is situated in a popular location close to Stirling City Centre and Stirling University. There is a local restaurant nearby, co-op and within walking distance of both primary and secondary schools. The property is well placed for the commuter close to both bus and motorway links.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

