



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Borrowlea Road
Stirling
FK7 7SF

3
1
1



propertybureau.co.uk

Offers Over £170,000

A spacious and immaculately presented 3 bedroom semi detached villa situated in a peaceful cul de sac.

Offering excellent, flexible accommodation which would suit a number of possible purchasers from First Time Buyers to Families.

Borrowlea Road is situated in a peaceful location close to Stirling City Centre and its associated ammenities. A short stroll or drive will take you to both the Railway and Bus Stations.



Home Report Valuation
£175,000

Council Tax Band B

EPC Rating D



The spacious accommodation is laid out over two levels. The ground floor consists of welcoming entrance hallway, well proportioned lounge/diner with dual aspect windows allowing excellent levels of natural light and a real feeling of spaciousness. A stylish modern kitchen with an array of floor and wall units. Completing the downstairs is a large utility room which provides a breakfast bar, further base units and large fridge/freezer which is included within the sale. The upper floor provides a modern bathroom with over bath shower, single bedroom/study and a further two double bedrooms. All bedrooms benefit from storage.



The home has been decorated to an excellent standard with bright decor throughout. Double glazing has been installed and warmth is provided by gas fired central heating.

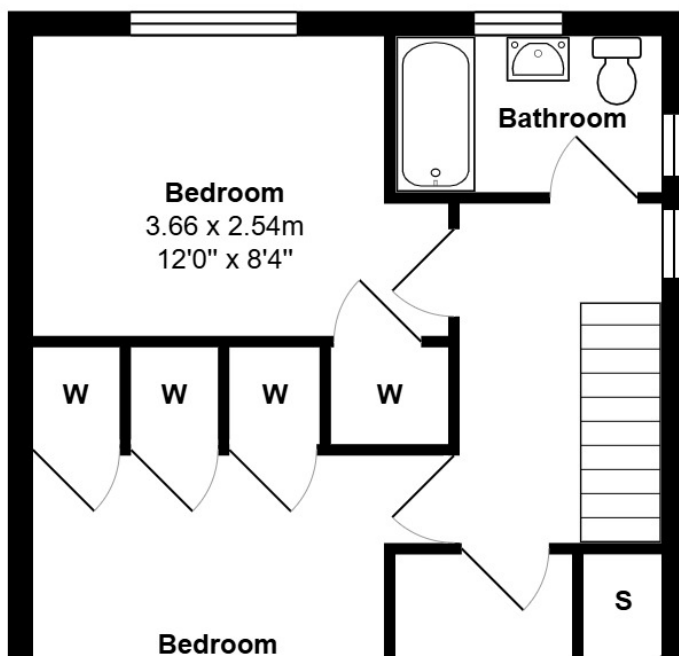
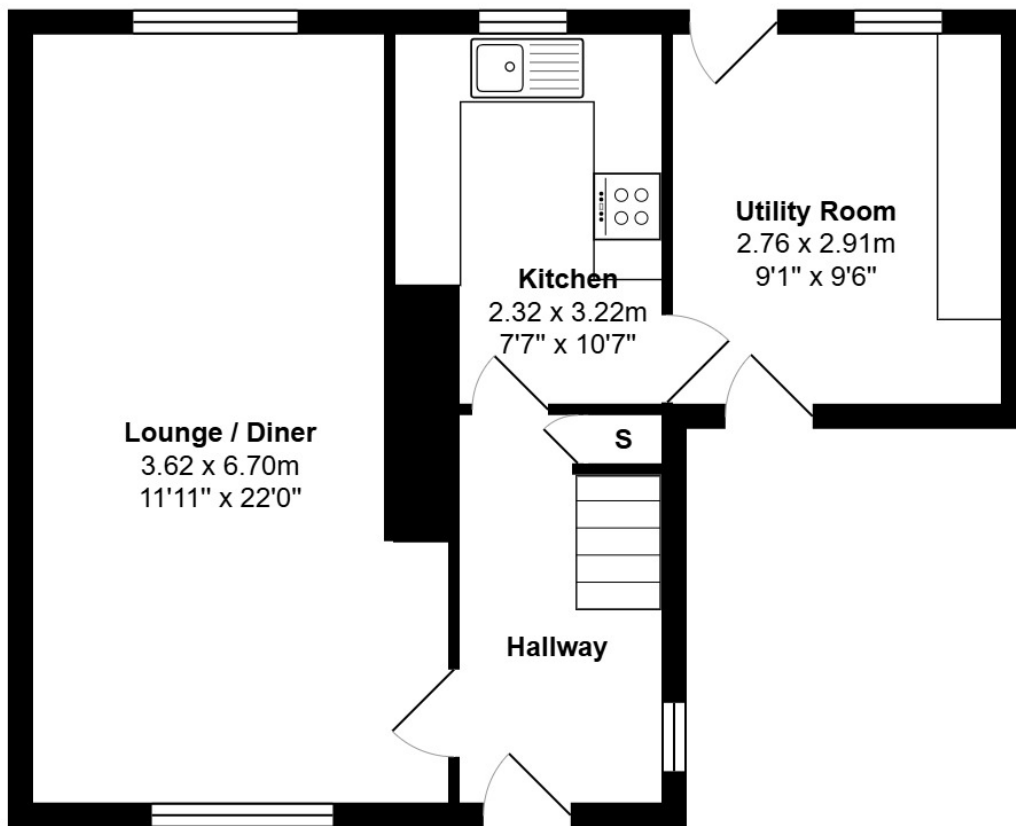


To the front of the home are low maintenance gardens with hard standing to the side. The rear private garden is generously sized and again has been designed for low maintenance with patio and decked areas. A large summerhouse offers an ideal entertaining area or perhaps alternatively as a bright work from home location. A secluded hot tub is also included in the sale. Substantial timber fencing encloses the garden providing a safe environment for children and pets.

Vendor Comments

The home has been a wonderful home and will be a really missed. The neighbours have become real friends.

18, Borrowlea Road, Stirling, FK7 7SF



Location

The Springkerse area proves to be the perfect location for access to Stirling City Centre which provides high street brands and local businesses alike. For those that are regular commuters Stirling provides reliable transport links in and out of the city, including a large train station giving access to many major towns and cities in Scotland. The M9 motorway is only a stones throw away situated between Glasgow to the West and Edinburgh to the East.





www.propertybureau.co.uk

Glasgow **Stirling** Helensburgh Lanarkshire

74 Port Street, Stirling, Stirlingshire, FK8 2LP

enquiries@propertybureau.co.uk
01786 464449

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.

