



PROPERTY  
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LETTING & ESTATE AGENTS



Woolcarders Court  
Stirling  
FK7 9RA

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## Offers Over £180,000

Known as Hayford Mill or Cambusbarron Mill, this Grade A listed building was built in 1834 and was once the largest tweed weaving mill in Scotland. Successfully converted into apartments, the development offers tranquillity and is surrounded by rolling hills and greenery.

This particular apartment is situated on the first floor and has really nice outlooks at the front over the aforementioned scenery. At the front of the development there are ample visitor and resident parking spaces with neat well maintained garden areas and spaces to sit out just beside the access to each of the blocks. The main communal security door opens a nice modern entrance area with stairs at the far side and also the benefit of a modern lift accessing each of the floors.

Internally the apartment extends to just under 900 sq ft which makes us an excellent sized living space for a successful purchaser and throughout the property there is fresh decoration, lovely high ceilings and double height windows providing lots of natural light from the front. There is great storage throughout the apartment including wardrobes in both bedrooms and two hall storage cupboards and a particular feature of this property is the fact that both the bathroom and the en suite shower room were completely replaced within the last 12 months.

The accommodation comprises entrance hallway with large walk-in storage cupboard at one side and a further cupboard at the far side of the hallway.



Home Report Valuation  
£185,000



The lounge is open plan through to the dining and kitchen area and has high ceilings and a lovely picture window at the front providing a beautiful open outlook. The room has plenty of space for large furniture and from here is open access into a nice welcoming dining kitchen. The dining area is in a cleverly constructed cosy space and again ample room for dining or breakfasting table as required.



The kitchen is finished with modern floor and wall storage units with integrated gas hob and oven, modern sink and drainer and nice under lighting. There is plumbing for washing machine and ample worktop surface area,

There are two double bedrooms, both with built in wardrobes, and both with windows to the front. The larger bedroom has access to the new en suite shower room which comprises shower enclosure, wash hand basin and w.c..

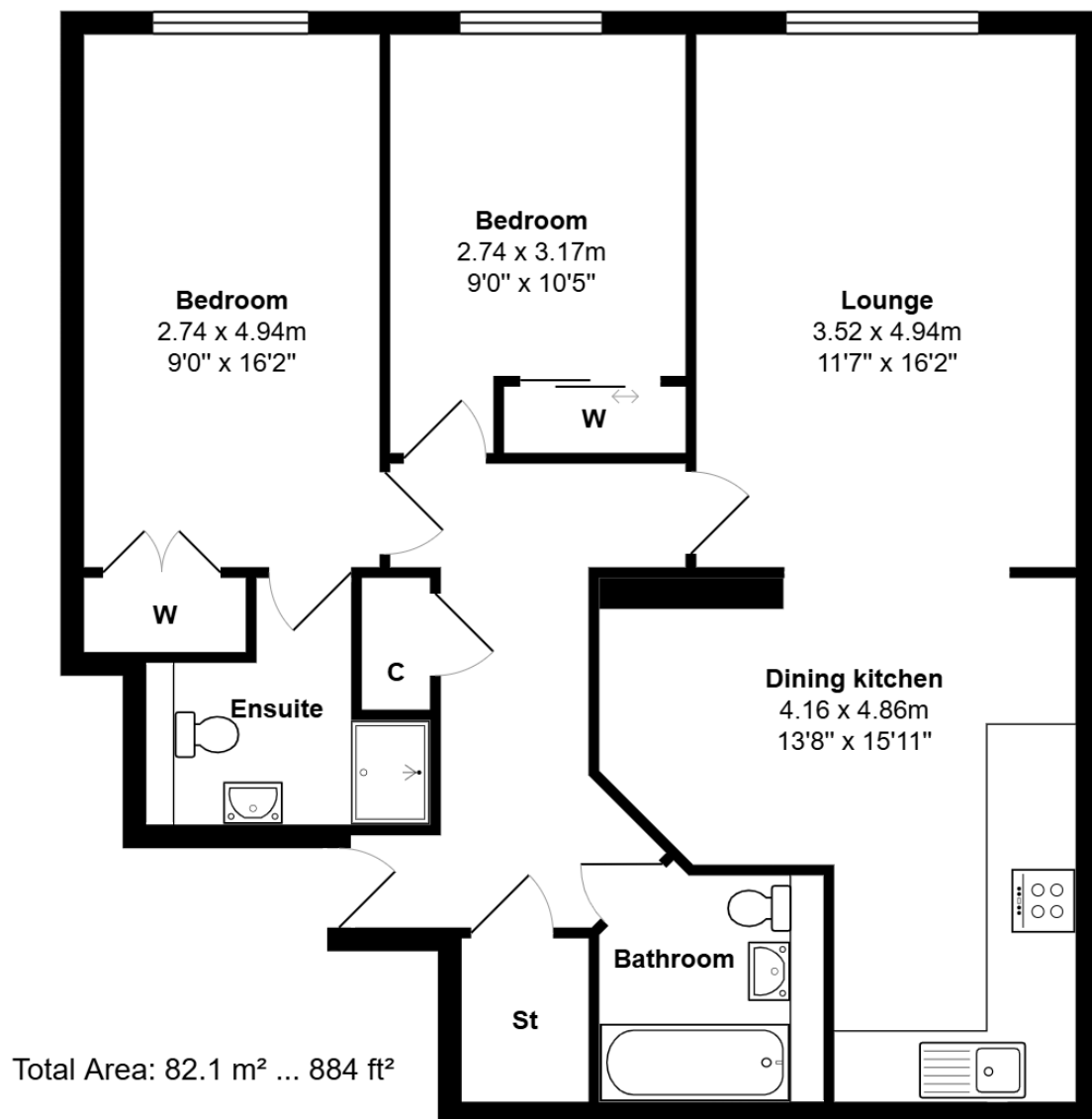


The new bathroom is in excellent condition with three piece suite comprising panelled bath with shower and rainfall shower head, glass screen, wash hand basin and WC.

The property is heated with a modern efficient electric wet heating system which includes central heating radiators in all rooms.

## Vendor Comments

*This has been a fantastic property as is so bright and spacious and is in a great location so close to Stirling and main access roads.*



All measurements are approximate and for display purposes only

## Location

Cambusbarron is a lovely village located just outside Stirling. The village offers day to day amenities, while a more extensive range of facilities is available in Stirling, including bars, shops, restaurants, supermarkets, and a selection of independent shops. A wide range of high street retailers can be found at the Thistles Shopping Centre. The area benefits from excellent schooling at both primary and secondary levels, along with a variety of sporting and recreational facilities. Easy access to motorway links ensures swift and effective travel around the Central Belt.





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