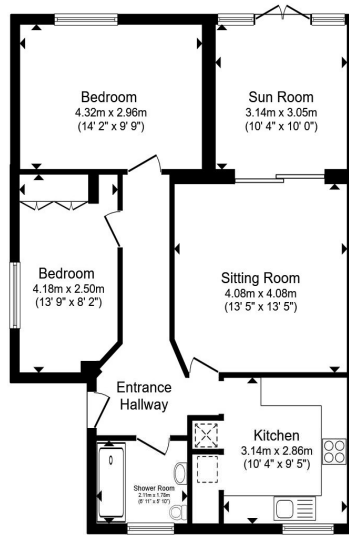


Gillies Drive, Stirling, FK7 7TY

welcome to

Gillies Drive, Stirling

Introducing this well-proportioned & immaculately presented semi-detached bungalow, which has been sympathetically extended to offer versatile living accommodation, for those seeking a high-quality home. The property is situated in a highly sought-after residential area & viewing is certainly recommended to fully appreciate all that this impressive bungalow has to offer.



Total floor area 75.0 m² (807 sq.ft.) approx

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.propertybox.io

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This delightful 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, including those who perhaps require one level living.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the stylish Kitchen which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences; the design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, plus fitted worktops - the Kitchen provides space, convenience & ample storage. Next, we gravitate to the Sitting Room; this is the perfect place in which to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day. Conveniently accessed off the Sitting Room is the Sun Room; this offers a wonderful additional living space & a multitude of possibilities, depending on your lifestyle needs - in the warmer seasons, step out onto the patio seating area; this makes the ideal space for alfresco dining or a delightful outside space to enjoy. Retracing our steps back to the Hallway, you will find the 2 Bedrooms, both of which benefit from in-built storage & completing the accommodation on offer is the stunning & recently refitted Shower Room, which consists of a walk-in shower cubicle, wc & wash hand basin. The home is well-presented throughout, offering walk-in condition & provides a flexible layout which current modern lifestyles prefer. There is also a good range of in-built storage space to be found throughout the home.

Externally & to the front, there is a driveway providing off road parking convenience. The rear garden is a further highlight of the home & has been designed to offer a patio seating area, raised flower beds, plus a lawn area, with mature shrubs & borders; any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what is on offer.

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 store's 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.



view this property online [allenandharris.co.uk/Property/STI110823](https://www.allenandharris.co.uk/Property/STI110823)



Entrance Hallway

Kitchen

10' 4" max x 9' 5" max (3.15m max x 2.87m max)

Sitting Room

13' 5" max x 13' 5" max (4.09m max x 4.09m max)

Sun Room

10' 4" max x 10' max (3.15m max x 3.05m max)

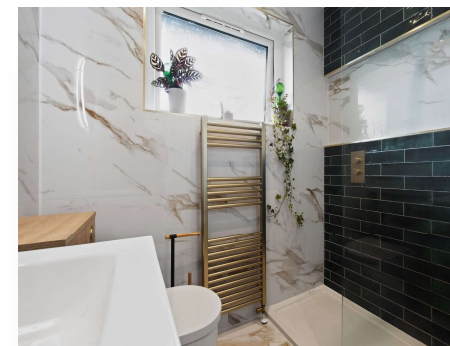
Bedroom

14' 2" max x 9' 9" max (4.32m max x 2.97m max)

Bedroom

13' 9" max x 8' 2" max (4.19m max x 2.49m max)

Shower Room



welcome to

Gillies Drive, Stirling

- An extended, semi-detached bungalow
- Stylish Kitchen
- Sitting Room & separate Sun Room
- Modern, refitted Shower Room
- 2 Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£230,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110823



Property Ref:
STI110823 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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