

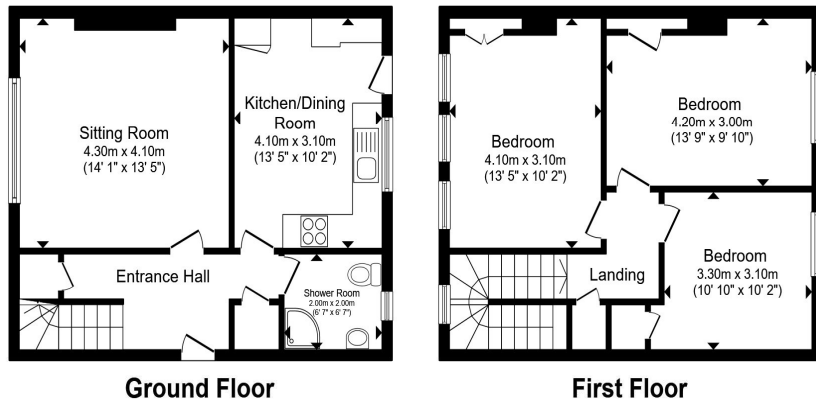


Buntine Crescent, Stirling, FK7 9JB

welcome to

Buntine Crescent, Stirling

62 Buntine Crescent is a spacious three-bedroom home located in the ever-popular St Ninians area. Ideally positioned within walking distance of Borestone Primary School, St Ninians Primary School, Stirling High School, and a range of local amenities, it offers excellent convenience for families. The property benefits from a private driveway with space for two vehicles and a well-maintained rear garden that is not overlooked, providing an excellent degree of privacy and outdoor enjoyment.



Total floor area 87.4 m² (940 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

 **allen & harris**



A welcoming entrance hall sets the tone for this spacious family home, offering a bright and inviting first impression. The ground floor provides well-balanced accommodation, comprising a generous lounge, a sizeable dining kitchen, a family bathroom, and useful under-stair storage.

The lounge is a fantastic living space, featuring a large front-facing window that floods the room with natural light, creating a bright and airy atmosphere. With ample space for a variety of furniture layouts, it is perfectly suited to both everyday family life and entertaining guests.

To the rear, the spacious kitchen offers plenty of storage and worktop space, along with room for a dining table, making it an ideal hub of the home. A door from the kitchen provides direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the accommodation continues to impress. The substantial principal bedroom benefits from three windows, allowing an abundance of natural light to fill the room, while built-in storage adds practicality. The second bedroom is another well-proportioned double overlooking the rear garden, while the third bedroom offers flexible accommodation, ideal as a child's bedroom, nursery, home office, or dressing room.

Externally, the property enjoys a driveway providing off-street parking for two vehicles. To the rear, there is a large, well-maintained garden featuring a generous lawn area, offering plenty of space for children to play or for outdoor entertaining. A garden shed provides valuable additional storage, while the private setting creates an excellent outdoor space to enjoy throughout the year.

Ground Floor

Entrance Hall

Sitting Room

14' 1" max x 13' 5" max (4.29m max x 4.09m max)

Kitchen/Dining Room

13' 5" max x 10' 2" max (4.09m max x 3.10m max)

Shower Room

Upper Floor

Bedroom

13' 5" max x 10' 2" max (4.09m max x 3.10m max)

Bedroom

13' 9" max x 9' 10" max (4.19m max x 3.00m max)

Bedroom

10' 10" max x 10' 2" max (3.30m max x 3.10m max)



view this property online allenandharris.co.uk/Property/STI110905



welcome to

Buntine Crescent, Stirling

- Semi detached house
- Driveway
- Rear garden
- Sitting Room
- Kitchen/Dining Room

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110905



Property Ref:

STI110905 - 0002

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.

Allen & Harris Scotland is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk