



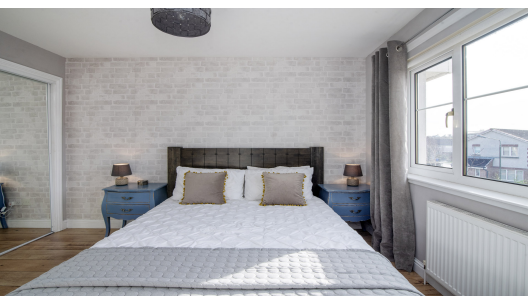
PROPERTY AND  
ESTATE AGENTS

## 2 Moubrey Row

*Cowie, Scotland*

*Bedrooms: 4   Bathrooms: 2   Receptions: 2*

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## Description

Superb four-bedroom detached villa situated within a popular development in the village of Cowie. The attractive, tastefully decorated, home offers comfortable living, low maintenance garden, is well placed for local amenities and within easy reach of the city of Stirling.

The internal accommodation comprises; entrance hallway, bright front facing lounge open plan to the dining area, family room, kitchen, utility room and WC. On the upper floor, is a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom finishes the internal accommodation. Warmth is provided by gas central heating and the property is double-glazed throughout. The property benefits from a monobloc driveway providing ample off-road parking, lawn and shrubs to the front garden. The rear, low maintenance, garden has decking, astro turf, shed, outside water tap and is enclosed by a timber fence providing privacy and security. Outside water tap.

## Location

The property sits in a popular modern development on the outskirts of Cowie, a village to the south-east of Stirling, with shops meeting day-to-day needs, along with schooling at primary level. Stirling can be found a few miles from the village where there is a more extensive range of amenities including a range of high street shops and stores, bars and restaurants. There is schooling at secondary level in Stirling. The area is well catered for with a range of public transport and com-muter links.

EPC Rating C71

Council Tax Band D

## Entrance Hall

Gives access to all apartments on the ground floor and carpeted stairs leading to first floor.

## Lounge (3.5m x 2.8m)

Lovely, bright, stylish room with window overlooking the front garden, radiator, TV and BT point. Under stair storage cupboard and laminate wood flooring completes the room.

## Dining Room (2.7m x 2.3m)

Open plan from the lounge and has sliding doors out to the rear garden. Laminate wood flooring and radiator.

## Family Room (3.4m x 3.2m)

Good sized family room overlooking the front of the property. Two storage cupboards - one housing the boiler, vinyl flooring and radiator. TV point.

## Kitchen (3.3m x 2.7m)

Modern fitted kitchen with a range of wall and base units, contrasting worktop and one and a half stainless-steel sink and draining board. Integrated appliances include: 4 ring gas hob with tiled splash back, oven and extractor fan. Space for fridge freezer and dishwasher. Laminate wood flooring, window overlooking the rear garden, radiator and door to the utility room.

## Utility Room (1.7m x 1.6m)

Wall and base units, contrasting work top, stainless steel sink with drainer and space for a washing machine and tumble dryer. Laminate wood flooring, radiator and door to the rear garden.

## WC

Two piece modern suite of WC and wash hand basin. Radiator, part tiled walls, window and laminate wood flooring.

## Upper Landing

Carpeted area, radiator and loft hatch with ladders to a partially floored loft.

## Master Bedroom (3.2m x 2.3m)

Well-proportioned double bedroom overlooking the front of the house. Full wall of fitted wardrobes, laminate wood flooring, radiator and TV point.

## En-Suite (2.4m x 1.8m)

White suite of wash hand basin set in vanity unit, WC, tiled shower enclosure with mains shower, laminate wood flooring, part tiled walls and extractor fan. Good sized storage cupboard and radiator.

## Bedroom 2 (3.4m x 3.2m)

Double bedroom with window overlooking the front of the house and benefitting from a double fitted wardrobe. Carpeted flooring, TV point and radiator.

## Bedroom 3 (2.4m x 2.3m)

Rear facing bedroom with carpeted flooring and radiator.

## Bedroom 4 (2.7m x 2.7m)

Further rear facing bedroom with carpeted flooring and radiator.

## Bathroom (2.2m x 1.7m)

White three piece suite of matching wash basin and vanity unit, WC and bath. Window, radiator and tiled floor.

## Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are

not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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**Halliday Homes**

56 Henderson Street, Bridge of Allan, Stirling, FK9 4HS

+44 (0)1786 833811 | info@hallidayproperty.co.uk

hallidayproperty.co.uk