



PROPERTY AND
ESTATE AGENTS

38 Northend

Cambusbarron, Scotland

Bedrooms: 3 Bathrooms: 1 Receptions: 1

Offers Over £162,500
hallidayproperty.co.uk



Description

Exceptionally spacious 3 bed semi detached villa with a large rear garden, off street parking and is situated within a popular residential area of Cambusbarron.

The accommodation comprises; entrance hall, lounge/dining room, kitchen with door to rear garden and family bathroom. Off the upper landing are 3 double bedrooms with storage and warmth is provided by gas fired central heating and double glazing.

Externally the private rear garden, which is bound by fencing, is laid mainly to lawn, with a raised slabbed decking area and further patio outside the rear door entrance. The front garden provides a driveway for off street parking, area of lawn and flower bed.

Location

The village of Cambusbarron is located within easy reach of Stirling city centre, with its excellent shopping, business and leisure facilities, as well as numerous sites of historical significance. For those who commute, access to the motorway network is just a few minutes' drive away, affording straightforward routes to Edinburgh, Glasgow and Perth. The village offers schooling at primary level with secondary schooling at nearby Stirling. The property is in close proximity to Stirling University with excellent sporting facilities available to the general public, as well as the MacRoberts art centre, which hosts regular productions for all ages. Recreation and leisure pursuits are well accommodated in Stirling including at the Peak leisure centre. Stirling is on the edge of some of Scotland's most beautiful countryside providing numerous walks for nature lovers and outdoor pursuits are well catered for with fine hill walking, cycling and climbing amenities all close at hand.

EPC Rating D64

Council Tax Band B

Entrance Hall

Bright welcoming entrance hall, laminate click flooring, two cupboards, window and carpeted stairs to the first floor. Good open space under the stairs currently with an American fridge/freezer.

Lounge/Dining Room (4.8m x 3.6m)

Well-proportioned reception room with window overlooking the front of the property. Laminate click flooring and radiator. TV/BT point and space for dining table.

Kitchen (3.6m x 2.6m)

Stylishly designed kitchen with ample gloss white wall and base units and contrasting worktop. Integrated appliances to include: oven/grill, gas hob, extractor fan, tumble dryer, washing machine and

dishwasher. One and a half bowl sink, USB sockets, window, laminate click flooring and radiator. Door to rear garden.

Bathroom (1.9m x 1.7m)

Modern white suite comprising of a bath with overhead mains shower, WC and wash hand basin set in a vanity unit. Tiled shower enclosure and walls, vinyl floor, window and chrome heated towel rail.

Upper Landing

Carpeted area with loft hatch, window and access to all bedrooms.

Bedroom 1 (4.6m x 3.1m)

Front facing, bright double room with carpeted flooring, window and radiator. Storage cupboard, TV point, and views over to the Trossachs.

Bedroom 2 (4.3m x 2.5m)

Good sized rear-facing double bedroom with window, carpeted flooring and radiator.

Bedroom 3 (3.2m x 3m)

Rear-facing double room, window, cupboard, fitted wardrobe with mirror sliding doors, carpeted floor and radiator.

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.



38 Northend

Cambusbarrow, Scotland

Halliday Homes

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

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

hallidayproperty.co.uk