

# The Bo'An 3 Calton Crescent, St. Ninians

Stirling





*3 Beds | 1 Bath | 102m<sup>2</sup>*

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## The Bo'An 3 Calton Crescent

*Welcomed to the market is this rarely available, three-bedroom detached bungalow which is situated within a prime residential area of Stirling. The property, which could benefit from modernising and up-grading, is well placed for local amenities and a short walk or drive to the city centre of Stirling. There is also a large loft space and garden which has bags of potential for conversion/extending, subject to planning.*

*The internal accommodation comprises of: vestibule, entrance hall, dual aspect lounge, dining room/bedroom 3, kitchen, family bathroom and a further two double bedrooms. Warmth is provided by gas central heating and the property is fully double glazed.*

*Externally to the front is an area of lawn, a private driveway for ample parking and a detached single garage with light, power and electric door. The west facing rear garden has an area of lawn, patio seating area, a mixture of herbaceous trees and shrubs and a garden shed.*







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PROPERTY AND  
ESTATE AGENTS

## ALL ENQUIRIES

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