



Bastion Property Management are delighted to present to the sales market this well-presented mid-terraced villa, situated within the popular residential area, this attractive home offers spacious accommodation over two levels and is sure to appeal to a variety of purchasers, including first-time buyers, young families and investors. Early viewing is highly recommended to fully appreciate the accommodation on offer. The Home Report is available to download from our website.

The welcoming lounge enjoys an open outlook over the front garden and features an attractive focal fireplace, creating a comfortable living space. The modern fitted kitchen is well equipped with a range of wall and base units complemented by coordinating worktops. Integrated appliances include an oven, hob and cooker hood, with plumbing provided for either a washing machine or dishwasher. A generous storage cupboard offers excellent additional storage. From the rear hallway, which also incorporates a convenient ground floor WC, there is direct access to the enclosed rear garden.

A carpeted staircase leads to the upper landing, providing access to both bedrooms and the family bathroom. The generously proportioned principal bedroom overlooks the front of the property and benefits from a built-in storage cupboard, while the second bedroom enjoys a rear-facing aspect. Completing the accommodation is the family bathroom, fitted with a white three-piece suite comprising a wash hand basin, WC, bath and an over-bath shower.

The property is with neutral décor and a variety of floor coverings throughout. Warmth is provided by gas central heating and double glazing. Externally, the property benefits from easily maintained gardens to both the front and rear, providing pleasant outdoor space with minimal upkeep.

McLaren Terrace is located in the popular St Ninians area, approximately 15 minutes from Stirling City Centre. The area is well served by a range of local amenities, including supermarkets, shops and schooling at both primary and secondary levels. The property is also ideally situated for commuters, with excellent transport links including Stirling's mainline railway station and bus station. Convenient access to the motorway network provides straightforward travel to Glasgow, Edinburgh, Perth and the wider Central Belt.

Room Sizes

All measurements taken from widest point.

Lounge: 3.73 x 4.33 (12'3" x 14'2")

Kitchen: 3.41 x 2.68 (11'2" x 8'9")

Back Hallway: 0.92 x 1.74 (3'0" x 5'8")

WC: 0.85 x 1.33 (2'9" x 4'4")

Bedroom One: 4.50 x 3.34 (14'9" x 10'11")

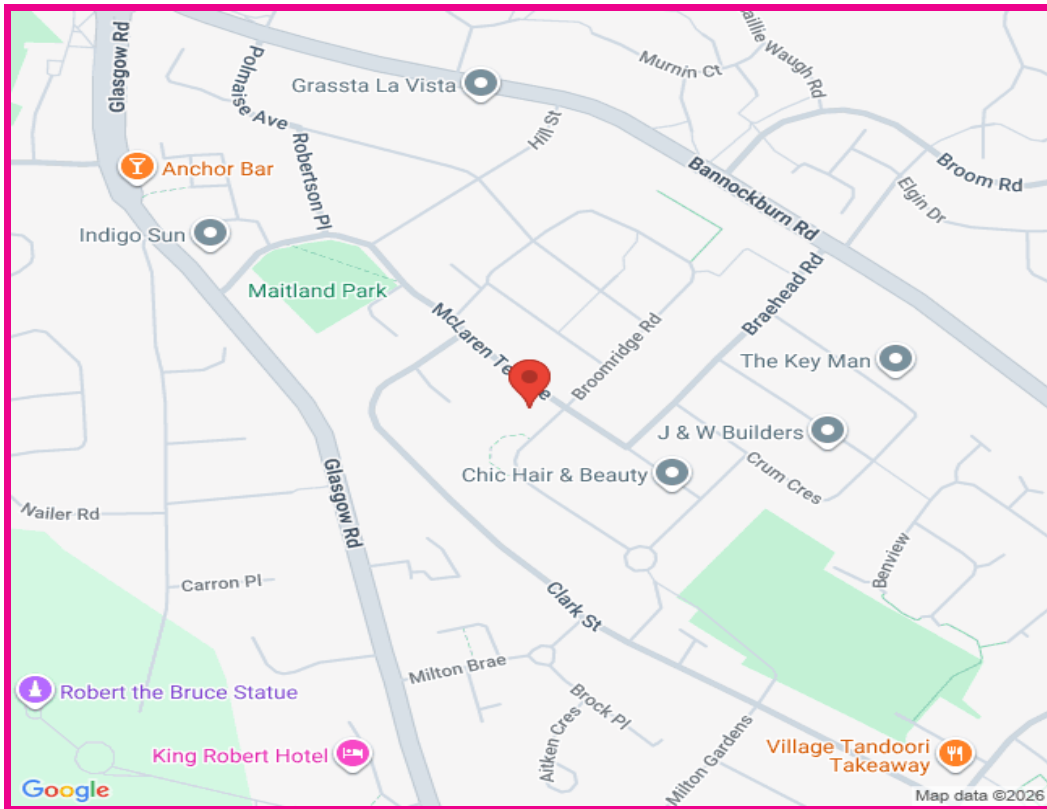
Bedroom Two: 3.11 x 3.49 (10'2" x 11'5")

Family Bathroom: 1.96 x 1.74 (6'5" x 5'8")









Travel Directions

Leaving the agents at 33 Upper Craigs, turn left onto Port Street. At the traffic lights continue forward onto St Ninians Road. Keep continuing forward onto St Ninians Road and at the mini-roundabout continue forward onto Newhouse. At St Ninians Roundabout take the 2nd exit onto the A9. Turn left onto Braehead Road and finally turn left onto McLaren Terrace.



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Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.