

59 Colquhoun Street

STIRLING, FK7 7PF



*THIS PROPERTY IS SUBJECT TO A
BUYERS PREMIUM*



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This generous 3-bed semi-detached house offers comfortable family living throughout flexible accommodation which has been very well laid out. From the allocated parking space to the front of this property (as well as one to the rear) we enter a welcoming hallway with quality flooring which extends throughout the accessible lounge and spacious dining kitchen. The downstairs WC benefits from a very recent upgrade and has been tastefully finished in a contemporary style. The spacious lounge is flexible space that would accommodate various furniture configurations and further benefits from access to the generous and well-finished conservatory to the rear of the property. This lounge area flows freely to the open-plan dining kitchen. The large and very modern dining kitchen could easily be a comfortable hub of a family home. Features include a very contemporary black work-surface over a good number of black base and wall-mounted units. Integrated appliances include a fridge freezer, electric oven and hob with a quality glass and stainless-steel hood. There is a free-standing washing machine and tumble dryer in what is a generous and comfortable space. Having space for a large dining table means this is a great space for entertaining while preparing a tasty meal.









A carpeted stairway leads to the upper accommodation where we find a quite stunning bathroom finished in black with a white suite and an elliptical bath with shower head attachment on taps. All three bedrooms are spacious and the master benefits from both built-in wardrobe space and a quite stunning en-suite commensurate with the qualities to be found elsewhere in this lovely property.





Bedroom 1





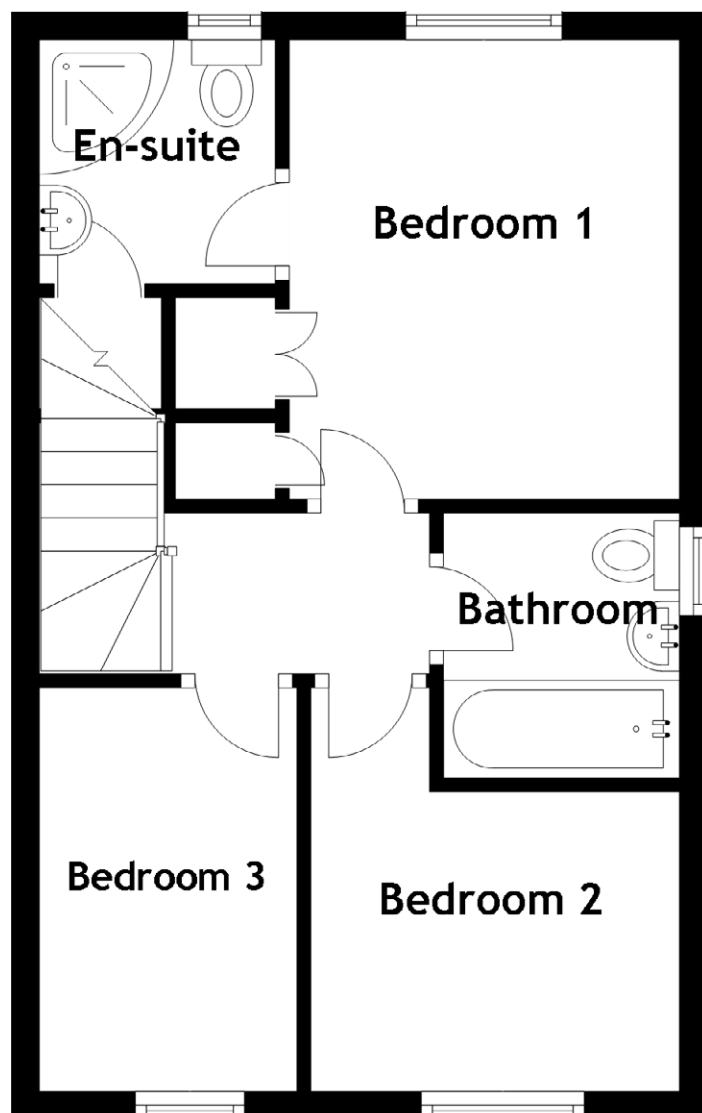
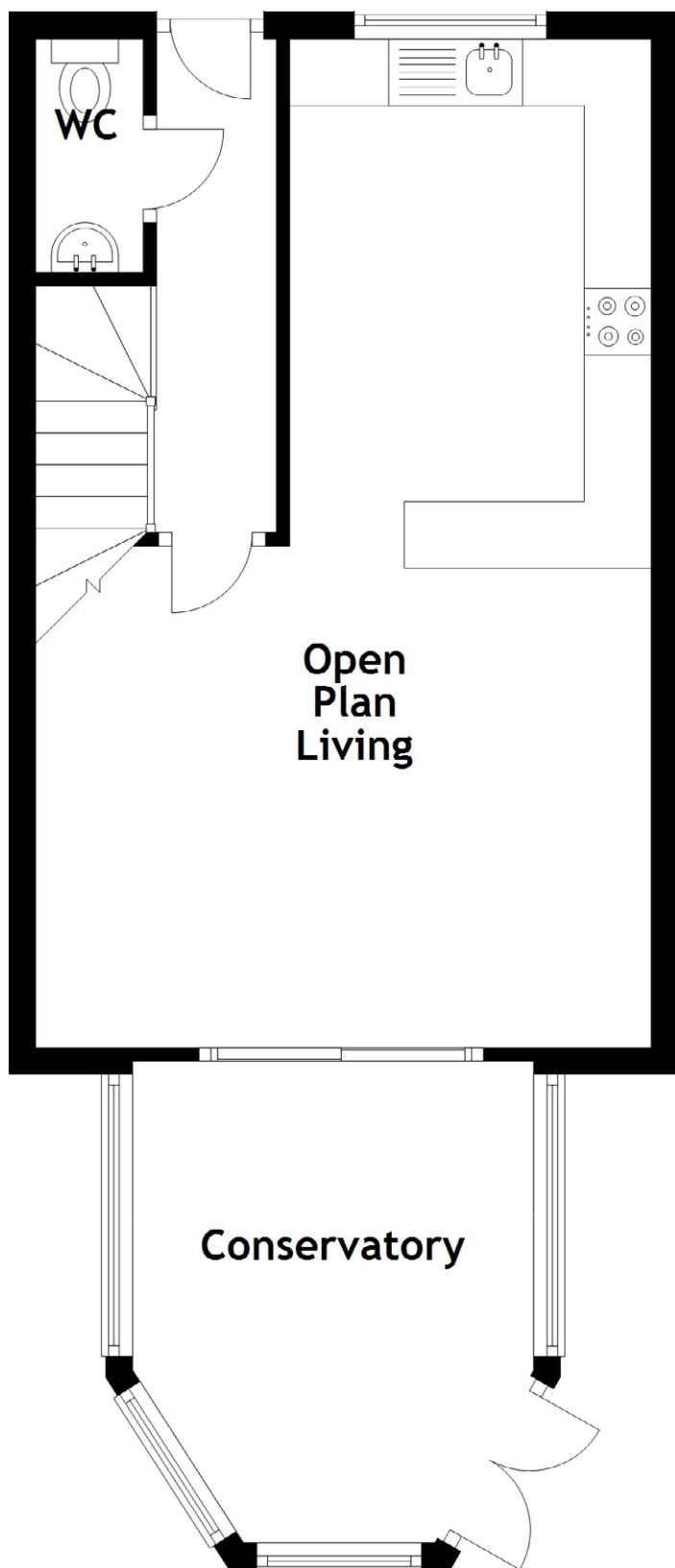


Bedroom 2









Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.55m (24'9") x 4.60m (15'1")
Conservatory	3.60m (11'10") x 3.00m (9'10")
WC	1.75m (5'9") x 0.80m (2'8")
Bedroom 1	3.30m (10'10") x 2.80m (9'2")
En-suite	1.75m (5'9") x 1.70m (5'7")
Bedroom 2	2.65m (8'8") x 2.00m (6'7")
Bedroom 3	2.90m (9'6") x 1.85m (6'1")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 70m²

EPC Rating: C

Buyer's Premium Value: £2500



The rear garden to this property reveals the “Jewel in the Crown”. Spacious and easily maintained this private and secure outdoor space benefits from a recently completed garden room which has been finished to the highest standard and features power and insulation making it the ideal year-round home office, craft room or even a children’s playroom, away from the family indoor space. A truly magnificent feature to cap off a quite wonderful family home.

This exceptional property truly fits the description of “walk-in condition” and will make for a very comfortable family home. Practical features include gas central heating, double glazing, gardens, allocated and visitors parking.

Due to the desirability of this area of Stirling and the quality of the finish throughout this is sure to be a popular property and early viewing is strongly recommended.



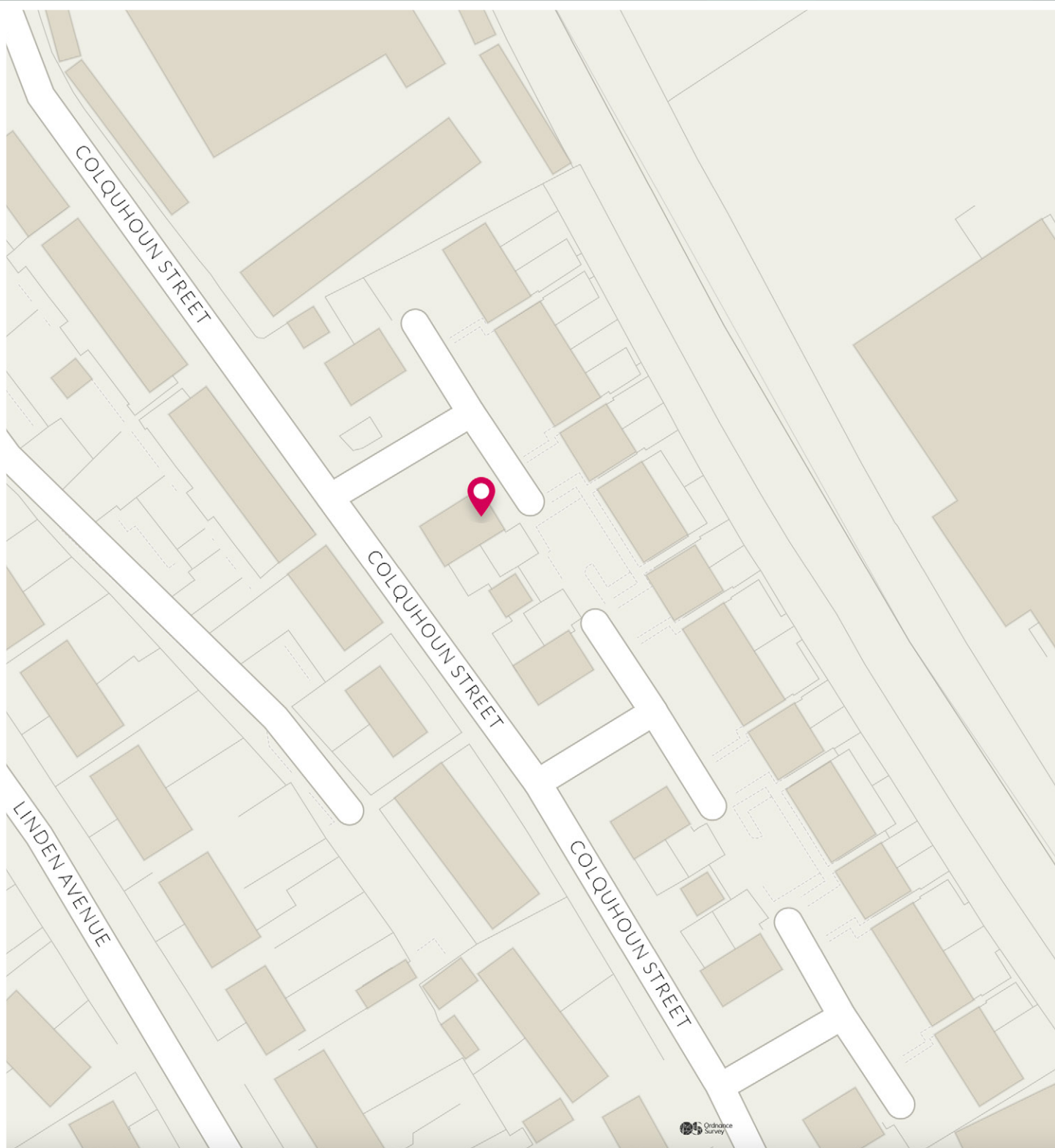




Colquhoun Street is well placed close to the heart of the historic city centre of Stirling and therefore provides access to a wealth of amenities including shopping facilities within the Thistle Marches shopping centre. Schooling is available within the area at both primary and secondary levels.

For those seeking access to the surrounding business centres across the central belt, the area is well provided for via the national road network system and by public transport services with Stirling having both mainline rail and bus station.

The Location



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