

63 Colquhoun Street

STIRLING, FK7 7PF



This wonderfully spacious three-bed family home is truly in walk-in condition and benefits from many modern features



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This generous three-bed semi-detached house offers comfortable family living throughout flexible accommodation which has been very well laid out.

THE LOUNGE



We enter a welcoming hallway with quality grey laminate which extends throughout the accessible lounge and spacious dining kitchen. The downstairs WC benefits from a tasteful cream suite set against black floor tiles and further benefits from a light grey contemporary finish to the walls. The spacious lounge has two windows to the front flooding this apartment with lots of natural light. This flexible space would accommodate various furniture configurations and further benefits from tasteful decoration with grey walls and generous under stair storage.

THE KITCHEN/DINER



The large and very modern dining kitchen could easily be a comfortable hub of a family home. Features include a very modern dark grey work surface over a good number of pebble grey base and wall mounted units. Integrated appliances include a fridge freezer, electric oven and hob with 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. The large patio doors lead to the rear enclosed patio garden also giving access to the garage which has both power and light.





A grey carpeted stairway leads to the upper accommodation where we find a very modern bathroom with grey patterned vinyl floor tiles a very modern white suite with a dual-action shower over the bath and boasts a quality glass shower screen. Two of the bedrooms are generous doubles and both benefit from grey carpets and built-in wardrobes. The third bedroom is single but spacious enough and finished with quality laminate flooring.

This exceptional property truly fits the description of "walk-in condition" and will make for a very comfortable family home.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



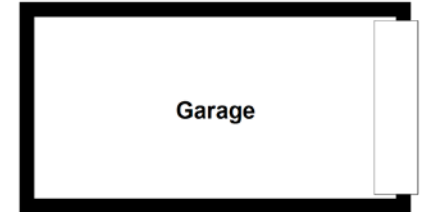
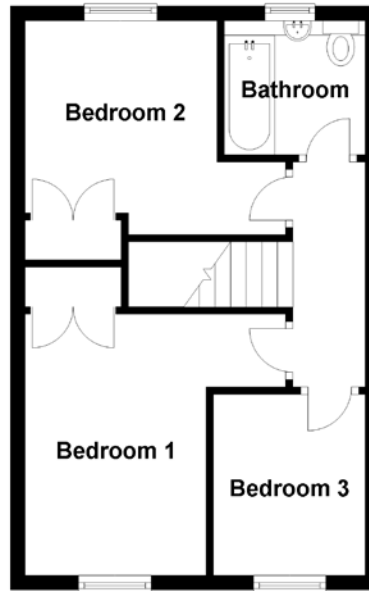
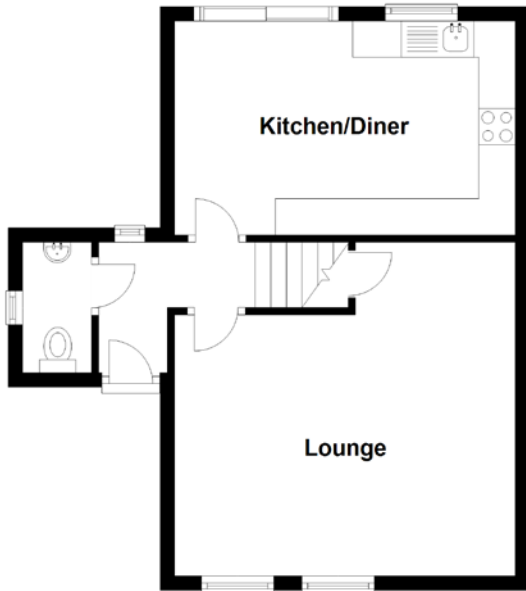
Practical features include gas central heating, double glazing, gardens, two allocated parking spaces to the front of this property and visitor's parking.

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.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

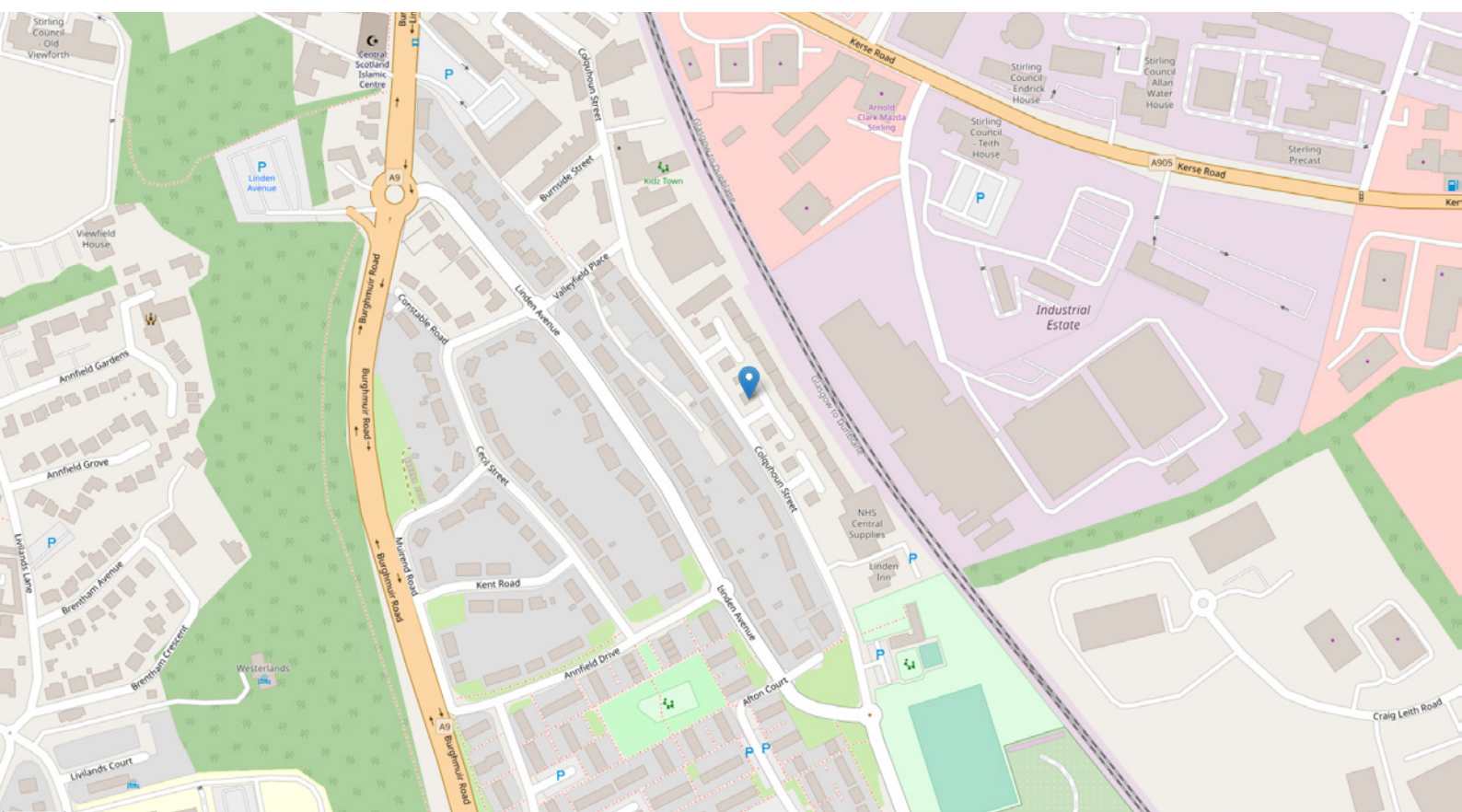
Lounge	4.70m (15'5") x 4.60m (15'1")
Kitchen/Diner	4.65m (15'3") x 2.95m (9'8")
Bedroom 1	3.60m (11'10") x 3.55m (11'8")
Bedroom 2	3.60m (11'10") x 2.95m (9'8")
Bedroom 3	2.50m (8'2") x 2.10m (6'11")

Bathroom
Garage

1.95m (6'5") x 1.85m (6'1")
5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 76m²
EPC Rating: C

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

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.



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