



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**Cherrybank, Main Street**

THORNHILL, STIRLING, FK8 3PW

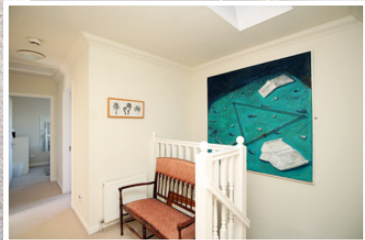


Cherrybank is a beautiful and very adaptable five bedroom, detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout.

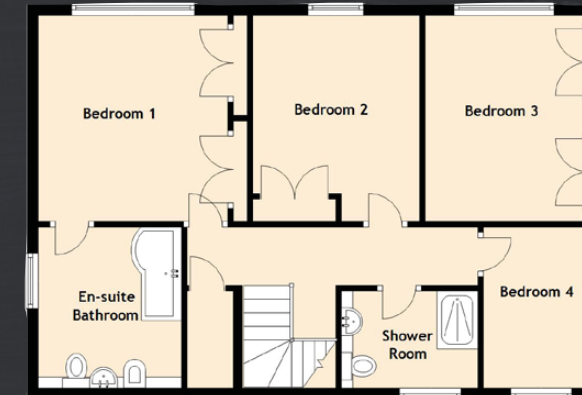
In more detail, the accommodation consists of a welcoming hallway with a cloakroom, WC and a useful storage cupboard. The immediately impressive and bright family lounge has space for a range of furniture configurations, a fire and feature windows to the rear flood the room with natural light. A well positioned study room is located on the ground level and is ideal for those working from home. The hub of the home is the magnificent kitchen/diner, which has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, four-ring induction hob, extractor hood, fridge freezer and dishwasher. The dining/breakfasting area has space for a further dining table or a comfy sofa. A large family room/study or fifth bedroom completes the accommodation on the ground floor.

The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and a four-piece en-suite bathroom. A further two double bedrooms have fitted wardrobes and ample space for additional furniture. There is a further single bedroom as well as the contemporary, three-piece family shower room suite, completing this floor. Access to the partially floored loft is gained from the landing. The property further benefits from central heating to radiators, double glazing and an alarm system for additional comfort.

Externally, there is a driveway with space for two or three vehicles. Access to the double garage is via a door in the hallway or the external electric door. There is also a small wine cellar, which can be accessed via bedroom 5. The space above the garage provides further storage and also has the potential to be developed further, subject to obtaining the necessary consents. The front garden is easy to maintain while the extensive south facing rear garden has lawns, plant borders, raised vegetable beds and is a secure and secluded place where you and your family can thrive and benefits from thoughtful landscaping and design.







Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.25m (13'11")
Kitchen	4.50m (14'9") x 3.70m (12'2")
Sun Room	3.85m (12'8") x 3.70m (12'2")
Utility Room	4.20m (13'9") x 1.80m (5'11")
Bedroom 1	3.70m (12'2") x 3.35m (11')
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	3.70m (12'2") x 2.85m (9'4")
Bedroom 4	2.90m (9'6") x 2.05m (6'9")
Bedroom 5	3.75m (12'4") x 3.55m (11'8")
En-suite Bathroom	3.20m (10'6") x 2.90m (9'6")
Shower Room	2.45m (8') x 1.75m (5'9")
Study	2.30m (7'7") x 2.00m (6'7")
WC	1.80m (5'11") x 1.00m (3'3")
Garage	5.65m (18'6") x 5.15m (16'11")

Gross internal floor area (m<sup>2</sup>): 181m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

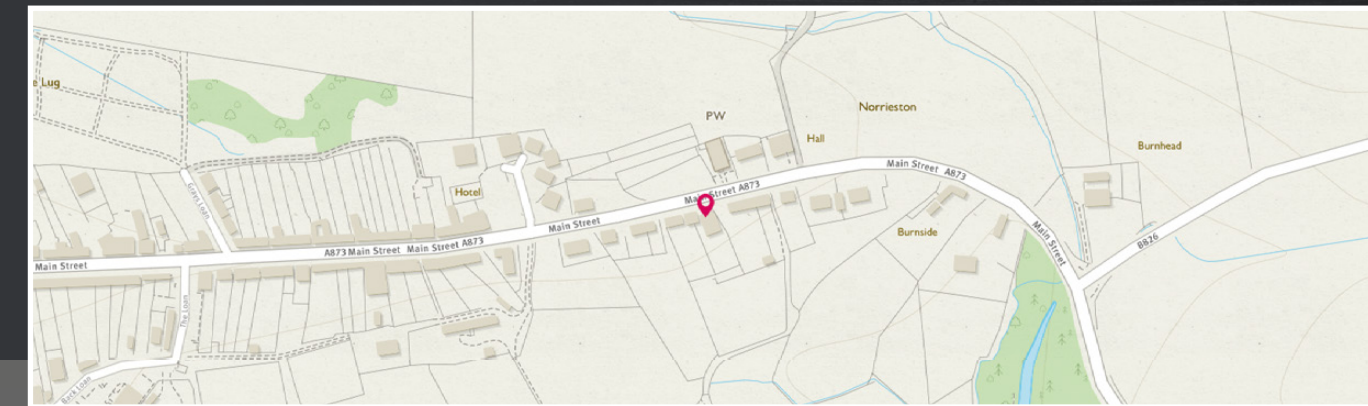


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