

22 Brown Avenue

CAUSEWAYHEAD, STIRLING, FK9 5HH



Situated in the eternally popular area of Causewayhead and has the potential for extending



01786 231 155



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present this delightful property to market in one of the more desirable areas of Stirling, Causewayhead.

THE LOUNGE



The spacious entrance hallway leads to all downstairs apartments and has a carpeted open tread stairway leading to the upper accommodation. The spacious lounge is located to the front of the property and benefits from a large window overlooking the front garden and gated driveway which in turn leads to a single car garage.

THE KITCHEN



There is a fitted kitchen with an array of base and wall mounted units, free-standing appliances, and an exit door to the spacious rear gardens. The ground floor further benefits from a dining room with window to side, a family bathroom with a traditional three-piece suite with wet wall finish and shower over bath, and two double bedrooms, both of which have built-in storage.



THE DINING ROOM



THE BATHROOM



BEDROOM 1



BEDROOM 2

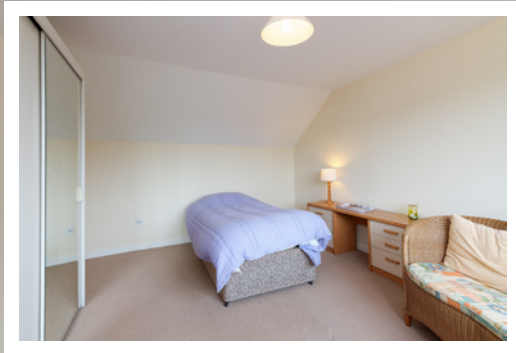




The upper hallway is bright and airy with a large window and leads to the two larger bedrooms in this substantial property. Both are generous in size and one benefits from in eaves storage.

The property is kept warm and cosy with double glazing throughout as well as an efficient gas fired central heating system.

BEDROOM 3



BEDROOM 4

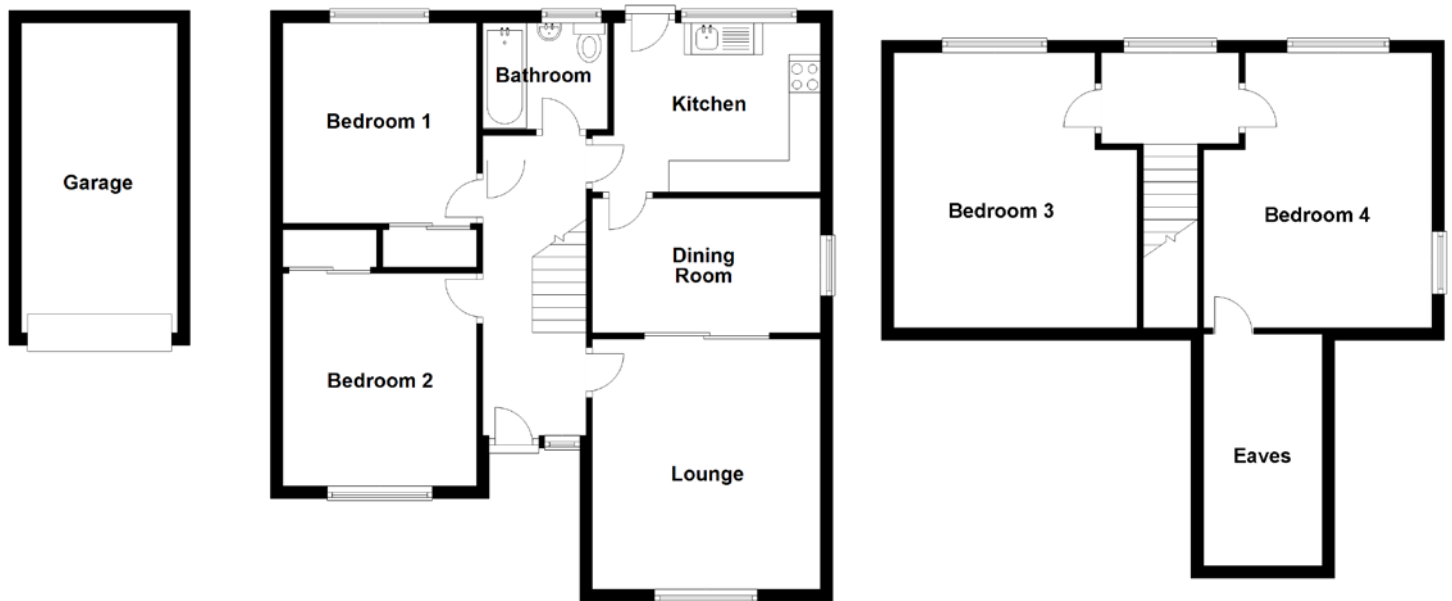


Substantial properties do not come up for sale very often in this desirable enclave of Stirling and this is expected to attract a lot of quality attention. Early viewing is therefore strongly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



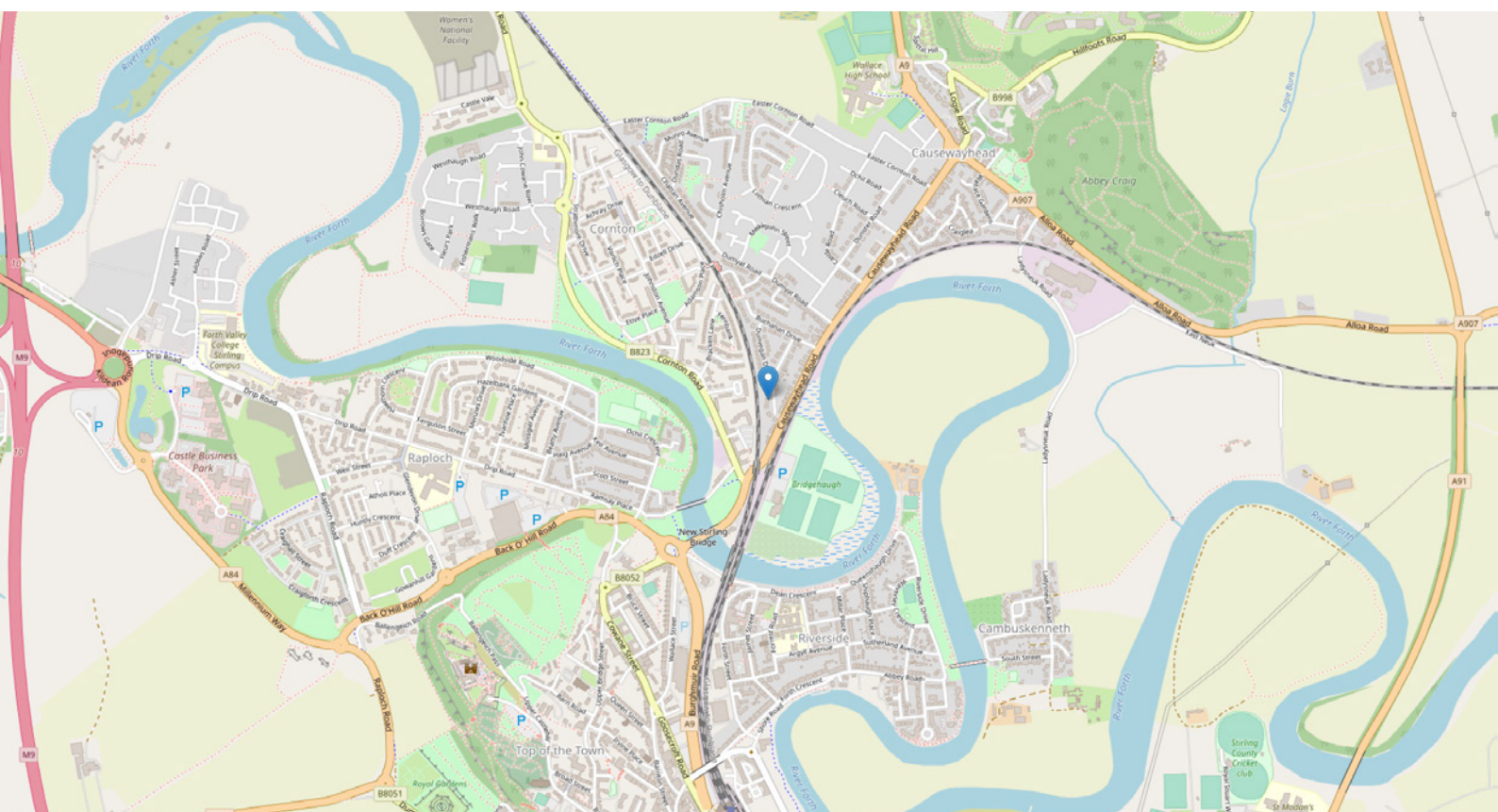
Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.65m (12')
Dining Room	3.65m (12') x 2.15m (7'1")
Kitchen	3.65m (12') x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	3.20m (10'6") x 3.10m (10'2")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")

Bedroom 3	4.40m (14'5") x 3.89m (12'9")
Bedroom 4	4.40m (14'5") x 3.65m (12')
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 102m²
EPC Rating: E

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



THE LOCATION

The historic town of Stirling is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond.





The town enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities. The town also provides educational requirements at both primary and secondary level, whilst Stirling University lies to the north of the town. Stirling town centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north. A mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond while a bus station is located in the town centre, making this location ideal for commuters.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.