

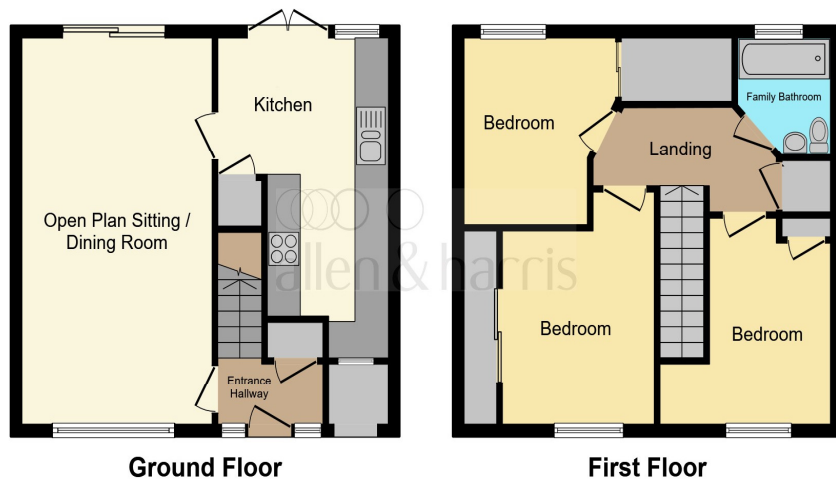


**St. Valery Court, Stirling, FK7 9HG**

welcome to

## St. Valery Court, Stirling

Introducing this well-presented 3 bedroom mid-terrace house, situated in a highly sought-after residential locale. This property offers a spacious & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this charming house has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



This property perfectly blends versatile accommodation & modern living, ensuring that the home is likely to appeal to a wide demographic of potential purchasers, especially those that are looking for a spacious family home.

Internally the property boasts accommodation which is set over 2 levels & initially consists of an Entrance Hallway, with staircase leading to the upper level. Immediately catching your attention is the expansive open plan Sitting/Dining Room, which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Sitting Room area creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day. The Dining area is also the perfect space for hosting dinner parties & entertaining, whilst patio doors provide access out to the rear garden; in the warmer seasons, roll open the patio doors & step out onto the patio seating area - this makes the ideal space for alfresco dining or to enjoy the rear garden. Conveniently situated off the Sitting/Dining Room is the stylish Kitchen which is a further stand-out feature & the contemporary design, makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units & fitted worktops, the Kitchen provides space, convenience & ample storage.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. There are 3 well-proportioned Bedrooms, all of which benefit from in-built storage & concluding the accommodation on the upper floor is a Family Bathroom which comprises of a bath with over shower, WC & wash hand basin.

The home is well-presented throughout, with bright fresh décor & there is a good range of in built storage space to be found throughout the property. The home further benefits from gas central heating & viewing of this property is highly recommended to truly appreciate all that this home has to offer.

Externally, to the front of the property is a garden consisting of a lawn area & shrubs, whilst the design of the rear garden has been fashioned to offer various multi-tiered seating areas in which to enjoy the surrounding outlook.

The property is situated in a sought after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known stores present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.



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## **Ground Floor**

### **Hallway**

### **Sitting / Dining Room**

20' 11" x 11' 5" ( 6.38m x 3.48m )

### **Kitchen**

17' 5" max x 10' 1" max ( 5.31m max x 3.07m max )

## **Upper Floor**

### **Bedroom**

10' 1" max x 10' 8" max & exc storage ( 3.07m max x 3.25m max & exc storage )

### **Bedroom**

10' 1" max x 11' 2" inc storage ( 3.07m max x 3.40m inc storage )

### **Bedroom**

12' 6" max x 9' 3" exc storage ( 3.81m max x 2.82m exc storage )

### **Family Bathroom**



welcome to

## St. Valery Court, Stirling

- Mid-terrace family home
- 3 Bedrooms
- Open plan Sitting/Dining Room
- Stylish Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

**£128,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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