



Three bedroom house for sale

Within walking distance to Stirling city centre



38 Park Crescent

Bannockburn, Stirling, FK7 0EL



Scan Here!



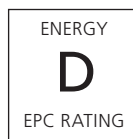
3 BED



1 BATH



OFF STREET



ENERGY

D

EPC RATING



38 Park Crescent BANNOCKBURN, STIRLING

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 and 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 and a main line

railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.

38 park Crescent is a three bedroom terrace villa situated in the popular residential area of Bannockburn. Viewing of this property is highly recommended. Internally the accommodation is in good decorative order, briefly comprising ground floor; entrance hallway benefiting from storage, spacious lounge/dining area with front

facing window letting in an abundance of light, a lovely kitchen with a range of floor and wall mounted units and access to the rear garden.

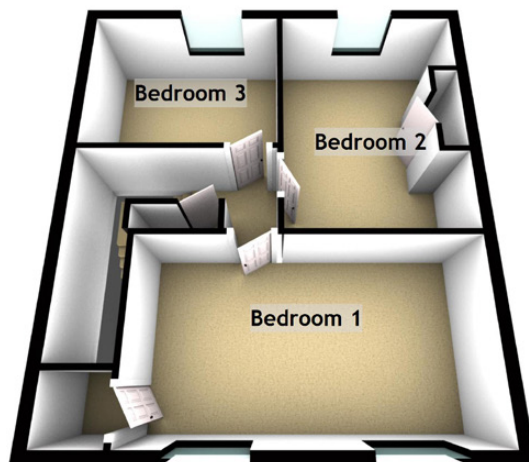
To the upper level, there are three good-sized bedrooms all double in size with space for free standing furniture if required. The fully tiled family bathroom completes the accommodation on offer with shower over the bath. The property also benefits from gas central heating and double glazing, this completes the accommodation on offer.



Ground Floor



First Floor



APPROXIMATE DIMENSIONS

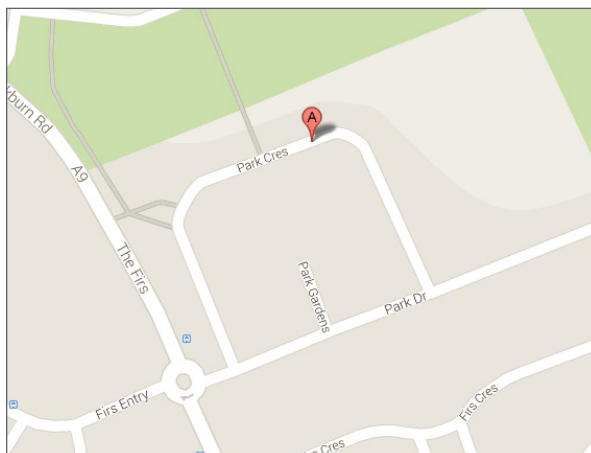
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Kitchen	4.45m (14'7") x 2.60m (8'6")
Bedroom 1	5.35m (17'7") x 3.00m (9'10")
Bedroom 2	4.10m (13'5") x 3.05m (10')
Bedroom 3	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.85m (6'1")

EXTRAS

(Included in the sale)

Floor coverings, light fittings, integrated fridge freezer and dishwasher, oven, hob and hood.



© Crown Copyright License No. 100047074

McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer