



**24 BEECHWOOD GARDENS
STIRLING
FK8 2AX**

Built by Bett Homes this well maintained three bedroomed flat offers flexible spacious accommodation. The main communal entrance has a security controlled system with a single flight of stairs leading to the door of No. 24 Beechwood Gardens. Internally the accommodation comprises a welcoming reception hall with generous storage space, large lounge with attractive outlook, well proportioned dining kitchen with integrated appliances and French doors, three generous bedrooms, two of which have integrated storage and are equipped with ensuite shower room/bathroom with the second ensuite accessed via an inner vestibule forming a separate guest suite if required. Gas fired central heating (new Performa boiler) and double glazing have been installed. Of particular note are the beautifully landscaped communal garden grounds. There is ample allocated residential and visitor parking.

OFFERS OVER £199,995



GENERAL DESCRIPTION:

Part of a delightfully charming development of luxury flats this first floor three bed roomed property should be viewed internally to appreciate the light and airy nature of the flexible accommodation. Complete with attractive views of mature beech trees and communal landscaped garden grounds it is obvious that acute attention to detail has resulted in a truly superb design layout which will appeal to a broad spectrum of the market. In addition to a welcoming reception hallway with good storage space both the lounge and dining kitchen (complete with integrated appliances) have outlooks to the front allowing ample natural daylight into these two important rooms. There are three bedrooms, the master

with an ensuite shower room with 'his' and 'her' sinks and a main bathroom which is linked to bedroom 2 via a vestibule so that it can form its own guest quarters with ensuite bathroom if required. Both of these bedrooms have good integrated wardrobe space while bedroom 3 would make an ideal home office/study if required. Double glazing and gas fired central heating have been installed with a brand new Performa boiler having just been installed along with a comprehensive security controlled entry system. There is ample allocated parking both for residents and visitors alike. Ideally located for those needing to commute either by private or public transport to areas of commerce within the central belt, Beechwood

Gardens is approximately 1 ½ miles away from the railway station with easy access by car to the national motorway network bringing all areas of commerce into easy commuting distance within the central belt. Excellent local shops cater for most daily needs with a broad spectrum of services also available locally. More extensive amenities are also to be found close to the town centre. From shopping to sporting, leisure and recreational amenities Stirling has something to offer everyone. Schooling for all levels is also to hand whilst for those seeking a further/higher education Stirling University offers a wide range of courses.

TRAVEL:

From Stirling town centre proceed onto St Ninians Road, continue up St Ninians Road through the mini roundabout passing the Police Headquarters. Take the next turning on the right into Beechwood Gardens. No. 24 is towards the back on the left hand side.



ACCOMMODATION:
All sizes are approximate

RECEPTION HALLWAY:
12'7 x 8'11 (3.8m x 2.7m) maximum point

Entry is via a colonial style door into a welcoming reception hallway which is in fresh decorative order. Fitted coving. Large airing/storage cupboard. Access to lounge, kitchen, two bedrooms and rear vestibule. Fitted carpet. Handset for security entry phone system.

LOUNGE: 20'2 x 11'9 (6.1m x 3.5m)

A bright well proportioned lounge which has a double glazed window to the front with wooded aspect. In good decorative order the room has an additional double glazed window to the side. Continued use of fitted coving and fitted carpet. Twin timber and glass doors leading through to the dining kitchen.

DININGROOM/KITCHEN:
16'9 x 9'0 (5.1m x 2.7m)

The dining kitchen is again of

generous proportion. It has twin glazed patio doors to the front with a Paris style balcony. Recessed ceiling downlights. Fitted floor and wall mounted units with coordinated work surfaces. 1½ bowl sink with mono mixer tap and drainer to the side. Integrated dishwasher, fridge/freezer, double oven/grill with hob and extractor hood above. Vinyl floor covering. Ample space for dining table and chairs.

BEDROOM 1: 12'6 x 11'11 (3.8m x 3.6m) excluding bay window

Large master bedroom well presented with large double glazed bay window to the rear. Fitted coving. Built-in 'his' and 'hers' wardrobes. Fitted carpet. Ample space for freestanding furniture.

ENSUITE SHOWER ROOM:

Well proportioned ensuite shower room with opaque double glazed window to the side. Large tiled shower cubicle. 'His' and 'hers' wash hand basin recessed into

vanity unit with low level w.c. Part tiled walls. Shaver point. Recessed ceiling downlights.

REAR VESTIBULE:

Cleverly designed so that bedroom no. 2 can be a separate guest suite or simply an additional double bedroom. The rear vestibule can join bedroom 2 to the main bathroom. In addition there is a small storage cupboard housing the main electrical switchgear.

BEDROOM 2: 14'4 x 9'5 (4.5m x 2.8m)

Well presented bedroom with double glazed window to front, again with attractive aspects. The room has fitted carpet floorcovering. Built-in wardrobe. Space for freestanding furniture.

ENSUITE BATHROOM:

This can be either an ensuite bathroom for a guest suite or can become the main bathroom for the property. It is currently fitted

with a three piece suite including vanity unit, fitted carpet floorcovering, tiled walls, wall mounted extractor fan.

BEDROOM 3: 9'1 x 8'9 (2.7m x 2.6m)

By no means a small third bedroom, but equally suited to home office/study as required. The third bedroom is also in good decorative order with double glazed window to rear. Fitted carpet floorcovering. Ample space for freestanding furniture.

GARDENS:

Of particular note is the well kept, beautifully presented landscaped communal garden grounds which encompass ample residential and visitor parking.

EXTRAS:

All fitted carpets, floorcoverings, blinds and integrated kitchen appliances are to be included within the purchase price.





VIEWING:

Strictly by appointment. Please telephone our Property Department on 01324 626107

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'F' - £2314.82

REF:

KMcL/S2928

HOME REPORT:

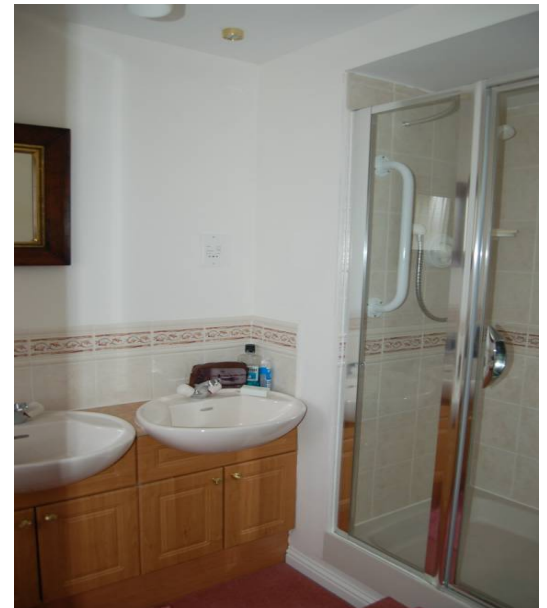
A Home Report is available for this property.

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.



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