



PROPERTY AND
ESTATE AGENTS

70A Causewayhead Road

Stirling, Scotland

Bedrooms: 5 Bathrooms: 5 Receptions: 3

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Description

This stunning detached villa, with flexible accommodation, enjoys a fine and enviable setting in the popular location of Causewayhead. The property enjoys undisturbed views of Stirling Castle and the Wallace Monument. Formed over three levels, the attractively decorated home benefits from modern fixtures and fittings along with a recently landscaped private rear garden and driveway.

The internal accommodation comprises; entrance vestibule, hall, a magnificent bay-windowed lounge, living room, playroom, kitchen/dining, utility cupboard and WC. The first floor has 3 double bedrooms, three with en-suites, a Jack and Jill family bathroom and cupboard space. The second floor has two further double bedrooms both of which have en-suite facilities.

Externally there is a low maintenance garden to the front, bound by a high hedge for privacy and a driveway for ample parking. The rear garden, which is enclosed by a wall and fence, is mainly laid to lawn with mature shrubs and raised beds affording the plot privacy. The garden also benefits from a built-in hot tub, large patio/BBQ area and detached timber clad studio with electricity, heat, broadband, and TV point.

Location

Causewayhead Road is within easy reach of the historic city centre of Stirling, with its fine range of shopping, business and leisure amenities. Schooling is available nearby at both primary and secondary level. The area is ideal for those who have to travel for business, with the M9 and M80 being easily accessible and both Stirling and Bridge of Allan railway stations providing regular services to Edinburgh and Glasgow. The property is also in close proximity to Stirling University, many of whose sporting facilities are available to the public, while Stirling itself offers a wide range of leisure and recreation facilities, including The Peak, which accommodates a wide range of sporting pursuits.

EPC Rating

Council Tax Band G

Hallway

Welcoming hallway giving access to all rooms on ground floor. Wood flooring, cupboard and radiator.

Lounge

A superb, double glazed, bay window reception room to the front of the house. Feature gas fire, open shelved shallow press with

cupboard, carpeted flooring, two radiators and TV point.

Living Room

A further sitting room to the rear, gas fire with tiled surround, wood flooring, wall mounted radiator, TV point and window.

Family Room

Open plan to the Kitchen/Dining area, three windows, velux roof lights and French doors to the rear garden. Wood flooring and tall wall mounted radiator.

Kitchen/Dining

Fitted kitchen with range of wall and base units, marble work surface with 1 and half bowl sink. Integrated appliances include; double over/grill, microwave, 5 ring gas hob, extractor fan, washing machine, dish washer and F/F. Log burning stove, windows overlooking the garden, Velux roof lights, wood flooring, door to rear garden and utility cupboard.

WC

Accessed off the hall, countertop wash hand basin, WC, heated towel rail and window.

Upper hall

Access to all apartments on first floor, windows, carpeted floor, radiator and storage cupboard.

Bedroom 1

Well-proportioned rear facing room with double glazed window, carpeted flooring and radiator.

En-suite

Contemporary suite of sink and WC, separate wet walled shower cubicle with mains shower, wall mounted storage cupboard, vinyl flooring and heated towel rail.

Bedroom 2

Front facing bedroom with double glazed window, recessed shelving, carpeted floor and radiator. En-suite facilities via Jack and Jill door to family bathroom.

Bedroom 3

Double bedroom overlooking the rear garden, window, carpeted flooring and radiator.

En-suite

Contemporary suite of sink and WC, separate wet walled shower cubicle with mains shower, wall mounted storage cupboard, vinyl flooring and heated towel rail.

Bathroom

Jack n' Jill to Bedroom 2, three-piece bathroom suite with bath and shower above, WC and wash hand basin. Tiled walls, vinyl flooring, window and heated towel rail.

Top landing

Carpeted area, two velux window and loft access.

Bedroom 4

Good spacious room with double glazed window to rear overlooking Stirling Castle and the Ochil hills, velux roof light, carpeted flooring, radiator and BT point.

En-suite

Modern en-suite facilities consisting of WC, wash hand basin with vanity unit and separate, fully tiled shower cubicle. Heated towel rail and vinyl flooring.

Bedroom 5/home office

Front facing double glazed window with fabulous views currently used as a home office. Carpeted flooring and radiator.

En-suite

Modern en-suite facilities consisting of WC, wash hand basin with vanity unit and separate, fully tiled shower cubicle. Heated towel rail and vinyl flooring.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general

information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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