



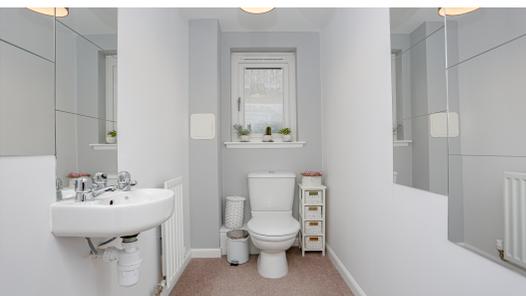
PROPERTY AND  
ESTATE AGENTS

## 54 Moreland Place

, Scotland

Bedrooms: 3 Bathrooms: 1 Receptions: 1

Offers Over £192,500  
[hallidayproperty.co.uk](http://hallidayproperty.co.uk)



#### Description

Presented to the market is this well-presented, three-bedroom end of terrace home, built by Stewart Milne in 2012. This attractive, move-in condition, home offers comfortable living with quality fixtures and fittings throughout which early viewing will confirm.

The internal accommodation comprises of entrance hallway, kitchen, bright rear facing lounge with French doors to the back garden and downstairs WC. On the upper floor is three bedrooms – one of which is a single and a family bathroom.

To the front, the property benefits from an allocated parking space and outside water tap. To the rear, the low maintenance garden has an area of lawn, patio seating area, decking area and large wooden shed. Warmth is provided by gas central heating and the property is double-glazed throughout.

#### Location

Moreland Place 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 C77

Council Tax Band E

#### Entrance Hall

Welcoming hall entered through partially glazed door which gives access to all rooms on ground floor. Carpets, radiator and two storage cupboards. Carpeted stairs to the 1st level.

#### Lounge/Diner

Spacious, bright room overlooking the rear of the property. Carpets, TV/BT Point, window, radiator and French doors leading to the back garden. Space for a good-sized dining table. Views of the Wallace's Monument.

#### Kitchen

Range of contemporary wall and base units and contrasting laminate

worktop with upstand and breakfast bar. Integrated appliances include; 4 ring gas hob with stainless steel splashback, dishwasher, oven and extractor hood, freestanding fridge/freezer and space for washing machine. One and a half stainless steel sink with mixer tap and draining board, window overlooking the front of the property, radiator and laminate flooring. Boiler located in one of the kitchen units.

#### WC

Modern two-piece suite of WC and sink, radiator and carpeted floor.

#### First Floor Landing

Provides access to all rooms on the 1st floor. Carpeted flooring and access to a partially floored and sheeted loft with drop down ladder.

#### Bedroom 1

Well-proportioned double bedroom overlooking the front of the property. Built-in sliding mirrored wardrobes with hanging rails, carpeted flooring, window, radiator and TV point.

#### Bedroom 2

A further, double bedroom to the rear of the house and benefitting from built-in mirrored fitted wardrobes, window, carpeted flooring and radiator.

#### Bedroom 3/Home Office

Single bedroom which is currently utilised as a Home Office. Carpeted flooring, radiator and rear facing window.

#### Family Bathroom

Lovely family bathroom with a white, three-piece suite of wash hand basin with storage under, WC and bath with mains shower over. Partially tiled walls, vinyl flooring, window, extractor fan, radiator and shaving point.

#### 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.



## 54 Moreland Place , Scotland

**Halliday Homes**

56 Henderson Street, Bridge of Allan, Stirling, FK9 4HS  
+44 (0)1786 833811 | [info@hallidayproperty.co.uk](mailto:info@hallidayproperty.co.uk)

[hallidayproperty.co.uk](http://hallidayproperty.co.uk)