



PROPERTY AND  
ESTATE AGENTS

# 80 Lothian Crescent

*Causewayhead, Scotland*

*Bedrooms: 3    Bathrooms: 1    Receptions: 2*

*Offers Over £210,000*

**hallidayproperty.co.uk**



## Description

Sitting in a superb corner plot is 80 Lothian Crescent, a semi-detached family home situated in the highly sought-after area of Causewayhead. Offering flexible accommodation throughout, the property is conveniently placed and within easy reach of the local amenities.

The ground floor internal accommodation comprises; reception hallway, open plan lounge/dining room, kitchen and conservatory. On the first floor is the upper landing, 3 bedrooms and family bathroom. Warmth is provided by gas central heating and Everest triple glazing, which was fitted in January 2018, throughout (except for the kitchen and hall window).

Externally the front garden is laid mainly to lawn, shrubs and monobloc drive for ample parking. The fenced in, South facing, rear garden has a raised, non-slip decking area, raised borders, patio, lawn, trees and shrubs. External water tap.

## Location

Lothian Crescent 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 C 71

Council Tax Band E

## Reception Hall

Bright welcoming hall providing access to all rooms on the ground floor. Laminate flooring, covered radiator, large picture window, BT point and carpeted staircase to the first floor.

## Lounge (4.3m x 3.5m)

Front facing room with window overlooking the garden. Laminate flooring, radiator and TV Point

## Dining Room (2.8m x 3.5m)

Continuing from the lounge is the dining area which has double doors to the conservatory, laminate flooring and radiator.

## Kitchen (3.5m x 2.8)

Modern kitchen exhibiting a range of wall and base units with contrasting worktop, pull out larder unit, stainless steel sink with mixer tap and draining board. Integrated appliances to include; double oven, 5 ring gas hob, extractor hood, fridge freezer, dishwasher with space for a washing machine. Tiled flooring, tiled splashback, two windows and a glass door leading to the conservatory.

## Conservatory (3.5m x 4.7m)

Perfect for additional family living is the brick-built conservatory which had the windows, door and roof replaced in June 2019. Tiled flooring, radiator and door to the garden.

## Upper Landing

Airing cupboard, carpeted flooring and loft hatch.

## Bedroom 1 (3.8m x 2.6m)

Front facing double bedroom with carpeted flooring and window.

## Bedroom 2 (4.3m x 3m)

Rear facing double bedroom with views to Stirling Castle. Double fitted wardrobes, carpeted flooring and radiator.

## Bedroom 3 (2.9m x 2.7m)

Front facing bedroom currently being used as a crafts room. Storage cupboard, carpeted flooring, covered radiator and window.

## Bathroom (2.1m x 1.8m)

Modern three-piece suite of WC, wash hand basin with storage under and bath with mains shower over and mixer tap. Mirrored wall cupboards, partially tiled walls, tiled flooring, radiator, opaque window and extractor fan.

## 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.



## 80 Lothian Crescent Causewayhead, 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)