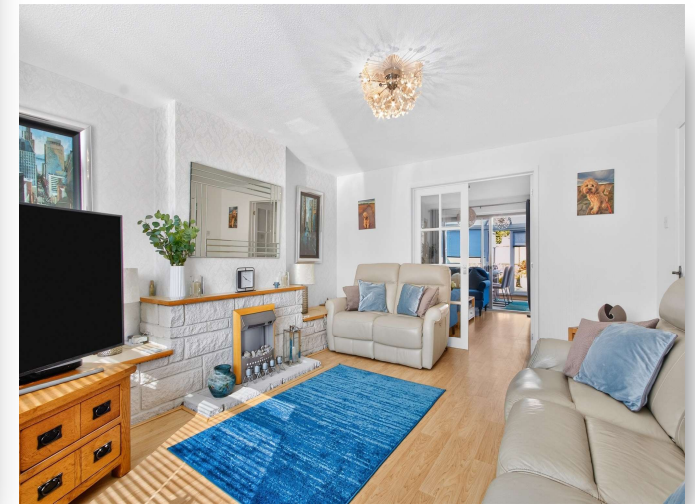


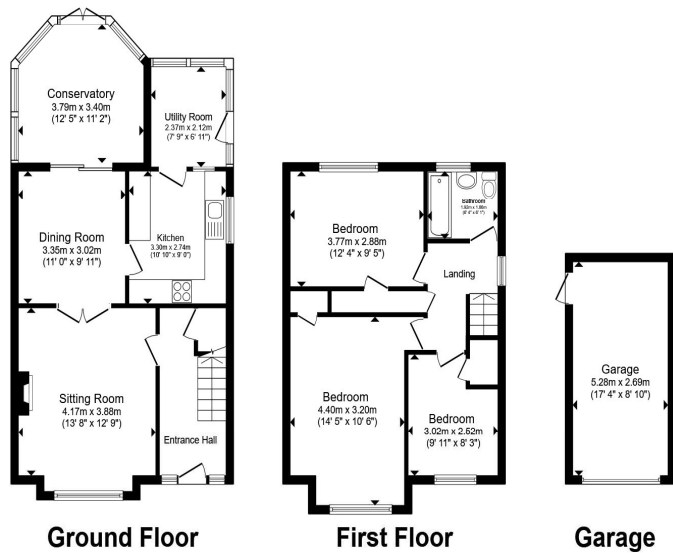


Parkdyke, Stirling, FK7 9LS

welcome to

Parkdyke, Stirling

This beautifully presented three-bedroom family home offers bright, spacious accommodation throughout and has been exceptionally well maintained by the current owners. Featuring a generous living room, versatile second reception room, sun-filled conservatory, and a light, modern kitchen with utility room, the property provides flexible living space for modern family life. Outside, the beautifully landscaped, low-maintenance garden offers an attractive setting to relax and entertain year-round.



Total floor area 123.6 m² (1,330 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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36 Parkdyke is a well-presented three-bedroom family home set within a highly sought-after location, offering excellent transport links for commuters and within easy walking distance of both Cambusbarron Primary School and Stirling High School. The property enjoys a peaceful residential setting while remaining conveniently close to Stirling city centre and a wide range of local amenities.

This well-maintained and beautifully presented three-bedroom family home offers spacious, flexible accommodation in a highly desirable location. An attractive front garden creates an inviting first impression and leads into a bright and welcoming entrance hall. The upper level comprises three well-proportioned bedrooms and a family bathroom. The two largest bedrooms benefit from built-in storage, while one offers excellent potential to create an en-suite, subject to the appropriate permissions.

On the ground floor, the generous living room is flooded with natural light and provides a comfortable space for relaxing and entertaining. This flows seamlessly into a versatile second reception room, which could be utilised as a family room, home office, playroom or formal dining area, depending on individual requirements. The bright and airy kitchen has been thoughtfully maintained and offers ample storage and workspace, with a practical utility room providing additional convenience and direct access to the rear garden.

A particular highlight of the property is the wonderful conservatory, currently arranged as a dining room, which enjoys an abundance of sunlight throughout the day and overlooks the beautifully landscaped rear garden. Designed with low maintenance in mind, the garden provides an attractive outdoor space to enjoy year-round, as well as access to the garage.

Lovingly cared for by the current owners, the property is presented in excellent condition throughout, with a bright, fresh feel and an evident sense of pride in ownership.

Entrance Hall

Sitting Room

13' 8" max x 12' 9" max (4.17m max x 3.89m max)

Dining Room

11' max x 9' 11" max (3.35m max x 3.02m max)

Conservatory

12' 5" max x 11' 2" max (3.78m max x 3.40m max)

Kitchen

10' 10" max x 9' max (3.30m max x 2.74m max)

Utility Room

Bedroom

14' 5" max x 10' 6" max (4.39m max x 3.20m max)

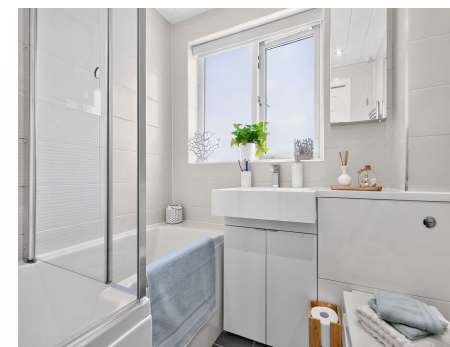
Bedroom

12' 4" max x 9' 5" max (3.76m max x 2.87m max)

Bedroom

9' 11" max x 8' 3" max (3.02m max x 2.51m max)

Family Bathroom



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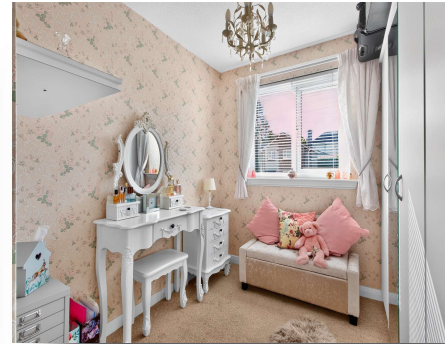
welcome to Parkdyke, Stirling

- Driveway & garage
- Peaceful cul-de-sac location
- Walking distance to reputable schools
- Conservatory
- Utility room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over
£290,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110884



Property Ref:
STI110884 - 0002

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