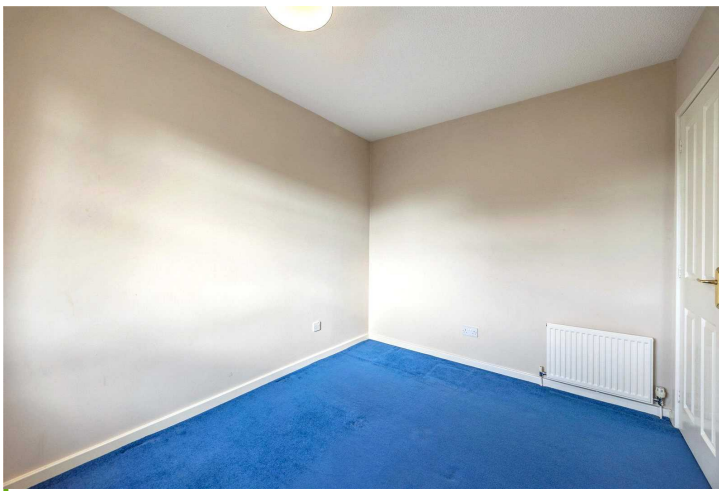




Jamieson Avenue, Stenhousemuir,
Larbert, Stirlingshire, FK5

Offers Over: £230,000

Tenure: Freehold

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Jamieson Avenue, Stenhousemuir, Larbert, Stirlingshire, FK5
Offers Over: £230,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C

Our View: A beautifully presented and generously proportioned three-bedroom semi-detached family home, ideally positioned within a popular residential area of Stenhousemuir. Offering excellent accommodation over two levels, the property combines comfortable everyday living with versatile spaces

Description

On entering the property, the welcoming entrance hallway provides access to the principal ground-floor accommodation and immediately gives a sense of the property's comfortable and practical layout. A useful ground-floor WC is also located off the hallway, providing additional convenience for both residents and guests. The lounge is a spacious and inviting principal reception room, offering ample room for a range of furniture configurations and providing an ideal setting for relaxing, entertaining or spending time together as a family. Natural light enhances the room and creates a pleasant, welcoming atmosphere. The dining kitchen provides a practical and attractive workspace with a good range of fitted units and preparation areas and large area to accommodate a dining table. There is ample scope for both everyday cooking and family use, while the layout allows the kitchen to function as an important hub of the home. A particular highlight is the sun room, which provides a wonderful additional reception space and brings a strong connection between the interior and garden. This versatile room could comfortably serve as a relaxing sitting area, informal dining space, reading room, home office or family room, depending on the requirements of the new owner. The upper level is reached via the staircase from the entrance hall and leads to a central landing giving access to all three bedrooms and the family bathroom. The accommodation is ideally suited to modern family life, with three bedrooms providing flexibility for children, guests, a home office or additional

hobby space. The principal bedroom offers generous proportions and provides plenty of space for bedroom furniture, while bedrooms two and three are also well suited to use as comfortable bedrooms or flexible additional living spaces. The family bathroom completes the upper accommodation and provides the facilities required for everyday family life. Externally, the property benefits from a private rear garden which provides a pleasant outdoor extension to the accommodation. The garden offers space for outdoor seating, children's play, gardening and summer entertaining, while also providing a degree of privacy from the principal living accommodation. There is also a detached garage for additional parking, workshop or storage use. Overall, 12 Jamieson Avenue represents an excellent opportunity to acquire a spacious and versatile three-bedroom family home in a well-established Stenhousemuir location. The combination of generous living accommodation, three bedrooms, two bathrooms, a useful sun room, garage and private garden creates a home with broad appeal. AGENTS NOTE:Factor charge details have been provided by the seller but their accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor.

Front External

Pull onto the Monobloc driveway, leading to the detached garage for the security and convenience this off street parking provides.

Lounge

A bright and welcoming front-facing lounge offering a comfortable and versatile living space. The room has the staircase rising to the upper floor, while a feature fireplace provides an attractive focal point and adds character to the room. Carpeted. Generous

space is available for a range of furniture configurations, creating an ideal setting for both relaxing and entertaining.

WC

A convenient ground floor WC comprising a WC and wash hand basin, providing a practical facility for family and guests.

Kitchen

A well-appointed rear-facing dining kitchen fitted with a range of attractive white wall and base units, complemented by integrated appliances. The generous proportions provide ample space for a large dining table and chairs, making this a practical and sociable space for everyday family life and entertaining.

Sun Room

A versatile sun room enjoying views and access towards the rear garden. The space provides an excellent additional reception area, ideal for relaxing, reading or enjoying the

garden throughout the seasons. A door gives direct access to the rear garden, creating a seamless connection between the indoor and outdoor spaces.

Bedroom 1

A well-proportioned bedroom offering a comfortable and peaceful space, with a fitted wardrobe providing useful integrated storage.

Bedroom 2

A comfortable second bedroom, providing a versatile space suitable for a double bedroom or guest room.

Bedroom 3

Single bedroom providing a comfortable and versatile space, ideal as a child's bedroom, guest room or home office.

Shower Room

A stylish and practical shower room finished with tiling and incorporating a modern shower enclosure, WC and wash hand basin set within a white vanity unit, providing useful storage and a clean, contemporary finish.

Rear Garden

A sunny and attractive rear garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. The garden is fenced for privacy and features attractive shrubbery and planted borders. There is also convenient access to the garage and has an outside tap.



For full EPC please contact the branch.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.