



1 Waterfront Way, Stirling, FK9 5GH

Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and spacious, three-bedroom, semi-detached house with a garden, driveway and garage. Set in a convenient central location close to amenities and transport links, north of Stirling city centre.

Comprises an entrance porch, living/dining room, kitchen, three bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a generous public room, a fitted kitchen, and light decor throughout. In addition, there is double glazing, gas central heating, and good storage provision, including built-in cupboards and wardrobes.

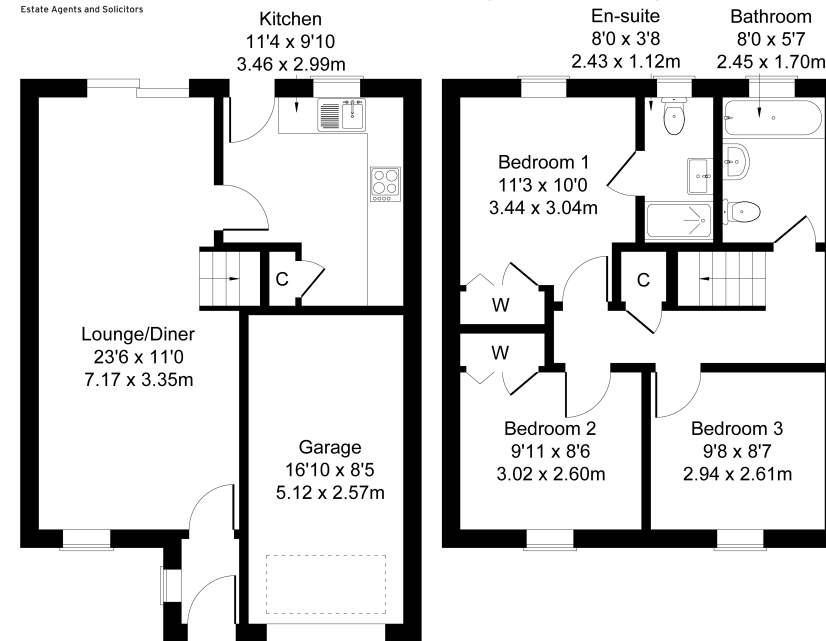
Externally, the property benefits from a driveway to the front, while the rear garden has a lawn and a patio.

A welcoming porch leads into an exceptionally spacious living/dining room, enjoying a dual aspect, allowing plenty of natural light, while patio doors lead to the generous rear garden. Set off the lounge, a good-sized kitchen has fitted units, stone-effect worktops, a tiled surround, a sink with a drainer, and an integrated hob and oven, with space for freestanding appliances and a built-in undercabinet cupboard.

A carpeted staircase is accessed via the lounge, leading to the first floor, with the master bedroom set to the front, benefiting from a large built-in wardrobe, light decor, carpeted flooring, and an en-suite shower room. Two further flexible bedrooms are set to the front, similarly well-finished, with bedroom two also including a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash areas.

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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Stirling is a vibrant, historic city in a prime central Scotland location. Known as the "Gateway to the Highlands," it combines rich heritage with modern convenience. The city offers a wide range of amenities, including restaurants, cafés, bars, a cinema, sports facilities, and a variety of shops. Education is well served by respected primary and secondary schools, along with the University of Stirling, renowned for its scenic campus and sporting excellence. Families and outdoor enthusiasts enjoy parks, playing fields, and picturesque walking routes. Retail includes The Thistles

and The Marches shopping centres with major high-street brands, while the historic centre features boutique and independent outlets. Stirling's landmarks, such as Stirling Castle and the Wallace Monument, offer panoramic views of the Ochil Hills, Trossachs National Park, and beyond. Transport links are excellent, with central bus and rail stations providing frequent services to Glasgow, Edinburgh, and beyond. The nearby M9, M80, and major airports ensure strong regional and international connections.





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