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Cathedral City Estates



19 RIVER WYND

STIRLING, FK9 5GN

OFFERS OVER £345,000

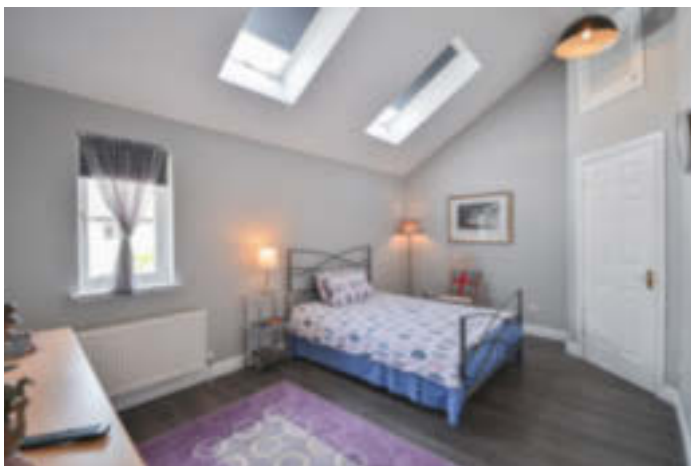


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A fantastic opportunity to purchase a well-presented five-bedroom detached family home situated in a quiet cul-de-sac in a popular area of Stirling. This smart modern property with generous gardens and off-street parking is located close to the city centre and its amenities.



This fantastic five-bedroomed house is ideally situated in a lovely, family-friendly development in Cornton which is conveniently placed for access to Stirling city centre and its amenities. The property has been extended and designed to offer flexible and generous family living space extending to 187 sqm over two levels. Built around 2003 this property is sure to attract a variety of purchasers looking for a smart and modern family home. The property offers spacious living accommodation comprising entrance vestibule, reception hallway, lounge, kitchen/diner, dining room, study/sitting room, utility room, cloakroom, master bedroom with en-suite, two double bedrooms with Jack & Jill en-suite, two further double bedrooms, family bathroom, integral double garage and private gardens.

Hallway (4.0m x 1.2m)/Vestibule (1.6m x 1.3m)

The property is entered via a partially-glazed door into an entrance vestibule with tiled flooring and front-facing window. A glazed door opens into a bright and welcoming hall with neutral décor and wood flooring and stairs to the upper floor.

Lounge (5.6m x 4.0m)

The generous lounge is a lovely stylish room in which to relax and entertain. Bright and tastefully decorated there is a large bay window to the quiet front of the property which allows plenty of natural light into the room. The space is presented in neutral tones with feature wallpaper, coordinating carpet and ceiling coving. A decorative marble fireplace with gas fire offers a striking focal point.

Kitchen/diner (4.2m x 3.3m)

The kitchen/diner is well-appointed with beech-effect wall and base units with complementary laminate worktop and tiled splashback. Integrated appliances include a gas hob with chimney extractor, electric oven, dishwasher, fridge and freezer. There is ample space for a dining table and chairs to seat six for informal family suppers. Solid wood flooring, neutral walls and ceiling downlighters complete the look. A door from here provides access to the utility room and a large window looks out onto the rear garden.

Study/Sitting Room (2.4m x 3.7m)

This is a bright room with a side-facing window and double patio doors which lead out to the rear garden. Currently used as an office with generous shelving and storage space this is a flexible room which could also be used as an additional reception room or relaxing family space.

Dining Room (3.1m x 3.8m)

This lovely light room has a large window to the front garden and is ideal for more formal dining and entertaining. The warm tones and cream carpet are complemented by a feature wall.

Utility room (2.4m x 2.6m)

The utility room offers ideal laundry space with fitted storage and space for a washing machine and tumble dryer. There is an additional store cupboard, a door to the rear garden and also access to the garage.

Cloakroom (1.9m x 1.9m)

The fully-tiled downstairs cloakroom faces to the rear and comprises a white suite with WC and wash handbasin and benefits from a useful under stair storage cupboard.

The upstairs landing opens out to the five bedrooms and family bathroom and has a useful airing cupboard.

Bedroom 1 (4.2m x 4.0m) /En-suite (1.7m x 1.4m)

The master bedroom is decorated in stylish neutral tones with feature wallpaper and coordinating carpet making this a lovely space in which to sleep and relax. The room benefits from a large bay window facing onto the front of the property, two large built-in wardrobes and a partially-tiled en-suite which comprises a white suite with mains shower, hand basin and WC.

Bedroom 2 (3.2m x 4.9m)/Jack & Jill En-suite (2.8m x 2.1m)

The second and third bedrooms are partly formed from the new extension over the garage and share a Jack & Jill en-suite shower room. Bedroom 2 benefits from plenty of natural

light from two Velux windows and a single window to the rear. There is generous space for furniture with two double wardrobes providing excellent storage and the room is presented in modern grey décor with laminate flooring. The shared en-suite shower room benefits from a contemporary white suite with large shower unit, WC and wash hand basin with ample storage and a chrome heated towel rail. The room is tiled with a striking black and white tile combination.

Bedroom 3 (7.4m x 2.7m)

This large double room faces the front of the property with three single windows flooding the space with natural light. This would be a perfect room for an older teen with plenty of space to sleep, study and relax. The room is presented in modern white and grey tones with feature wallpaper and benefits from double built-in wardrobes and direct access to the Jack & Jill en-suite shower room.

Bedroom 4 (3.2m x 3.4m)

Facing onto the quiet rear garden this double bedroom benefits from tasteful muted décor and would be a perfect guest room. There is built-in wardrobe storage and the room can easily accommodate additional bedroom furniture.

Bedroom 5 (2.6m x 3.0m)

The fifth bedroom is a good-sized double with views to the rear garden, neutral décor and built-in storage.

Bathroom (2.6m x 2.0m)

The family bathroom suite comprises a bath, a shower over the bath, hand basin and WC. The room is fully tiled with vinyl flooring.

The house is double-glazed throughout. Heating and hot water come from a modern gas boiler with a two-year warranty remaining.

Outside there are generous landscaped gardens with a variety of seating areas designed to enjoy the outdoors at any time of day. A deck area provides generous seating space, ideal for entertaining and relaxing. A patio to the side offers another quiet area for seating and is bordered by mature trees and shrubs. Well-placed fence and trellis panels offer a degree of privacy and shelter. The remainder of the garden is laid to lawn or with gravel designed for ease of maintenance. A garden shed is included in the sale.

The front garden has a lawn and seating area and is bordered by mature shrubs and hedging. There is a mono-block driveway with space to park 2 cars and a double integral garage with access at the side to the garden at the rear. Visitor parking is available nearby.

Cornton is well located for access to the historic city of Stirling as well as offering excellent local shopping facilities. Commuters are well served by the M8 and M9 motorways and the nearby Stirling Train Station, which offers regular links to Glasgow and Edinburgh. Excellent sports facilities are available nearby at the Peak Sports Village and other recreational activities such as indoor bowling, cinema, restaurants and parks are all easily accessible. The University of Stirling, is less than 10 minutes' drive away which provides top class education and stunning scenic walks.

All room areas are approximate.

The date of entry is by mutual agreement. Viewing is by appointment through Cathedral City Estates.

Council tax: Band G

EER: C

Superfast broadband: Available

Sky TV: Available

Schools in the area

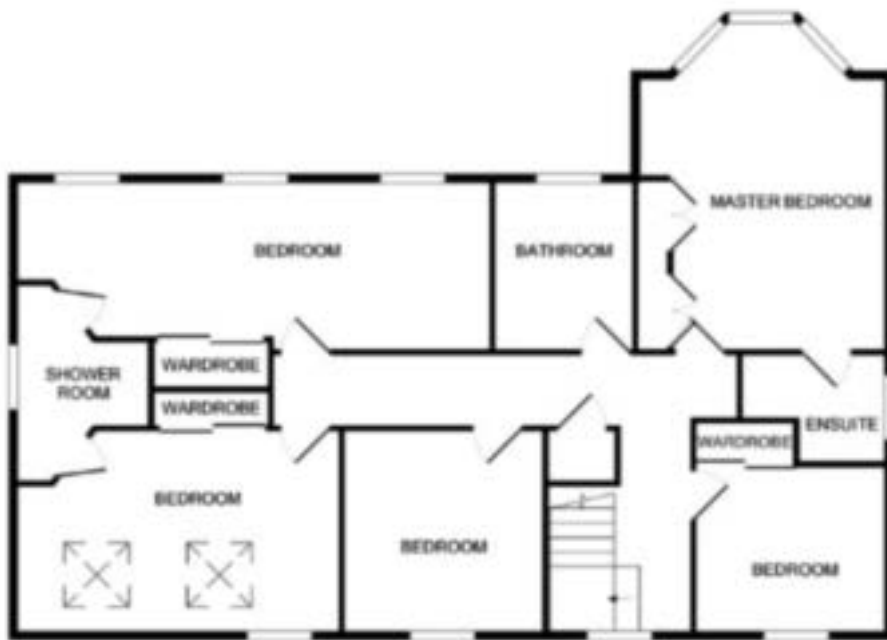
Wallace High School

Cornton Primary School



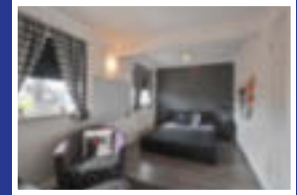


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or life expectancy can be given.
Made with floorplan 02021



Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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