



Estate Agency
Scotland



3 Targe Wynd, Stirling, FK7 7XR



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This truly walk in condition three bedroom semi has been converted to a two bedroom property giving a much larger master bedroom, making this a unique house. Set in the highly sought after area of Broomridge in Stirling and within a lovely quiet residential cul-de-sac. This house comprises of lounge facing the front garden, breakfasting kitchen that has been completely refurbished, conservatory to the rear leading to the rear garden, downstairs w.c., large master bedroom, second bedroom and family bathroom. There is fresh neutral decoration throughout this house making it the ideal place to just move in and place your furniture.

This property benefits from double glazing throughout and gas central heating with a brand new boiler fitted by British Gas in November, 2013. There are beautiful, well maintained private front and rear gardens with a private driveway for two cars.

Within a quiet residential location yes convenient for motorway networks allowing easy access throughout central Scotland and beyond.

EPC Rating: C

Lounge **15ft x 15ft (4.56m x 4.56m)**

This front facing lounge overlooks the front garden. There is fresh neutral decoration and real wood flooring through this room and out into the hallway. There is a radiator and ample power points.

Breakfasting Kitchen 14ft 8in x 10ft 2in (4.47m x 3.01m)

This fully fitted kitchen was refitted two years ago. There are cream coloured units and dark wood effect worktops with partial tiling. There is a gas hob and electric hood. There is also an eye level double oven fitted here for ease of use. Extra storage has been put in giving two large cupboards and space for a tall fridge freezer. Under cupboard lighting was fitted giving extra lighting and the floor covering is cream vinyl. There is a radiator and ample power points.

Conservatory **10ft 9in x 8ft 7in (2.6m x 3.28m)**

This rear facing conservatory benefits from views over the rear patio and garden and laminated flooring.

Downstairs W.C **5ft 8in x 3ft 1in (1.73m x 0.95m)**

Fresh, neutral décor with the same real wood flooring as in the hallway and lounge. There is a white w.h.b. and w.c. and a radiator.

Master Bedroom **13ft 1in x 11ft 7in (3.98m x 3.53m)** **not including fitted wardrobes**

Front facing master bedroom with fresh neutral decoration and lots of fitted wardrobes. There is a new cream coloured carpet, a radiator and ample power points.

Bedroom Two **3.5m x 3.1m (11ft 6in x 10ft 2in)**

This rear facing bedroom benefits from fresh neutral decoration and carpeted floor covering. There is a radiator and ample power points.

Bathroom **2.2m x 1.9m (7ft 3in x 6ft 3in)**

This rear facing family bathroom benefits from being fully tiled with electric shower, white w.c., w.h.b. and bath. There is a heated towel rail here.

INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING

Strictly by appointment through office no: 0141 552 8810 or call or text 07795 298212

OFFERS

All offers should be submitted to Estate Agency Scotland, 1 Duke Street, Glasgow, G4 0UL
info@estateagencyscotland.com

INTEREST

It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT

Janice Stillie

OPENING HOURS

7 days a week. From 9am - 6pm Mon -Friday 9am - 5pm Saturday 9-5 Sunday. If you call the office number you will get someone available every day of the week from 9am till 9pm. Call or text 07795 298212

THINKING OF SELLING?

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