





Bastion Property Management is delighted to offer to the market this beautifully appointed deceptively spacious detached bungalow. The property of charm enjoys a superb setting within a highly desirable location and is convenient for all local amenities. Surrounding the property is neat, mature and well-tended garden grounds with the rear garden having views of the surrounding countryside including Ben Ledi. Viewing is highly recommended to appreciate the accommodation on offer. The home report is available at the click of a button by visiting [bastionpropertymanagement.com](http://bastionpropertymanagement.com).

Internally this well-proportioned property provides versatile accommodation comprising: entrance vestibule, reception hall, lounge, kitchen, bathroom, two double bedrooms and a single garage.

The lounge is entered via the reception hallway and is a bright front facing room. The spacious kitchen has views to the rear garden and surrounding scenery and provides an ample dining area. The kitchen has wall and base units with space for a fridge, washing machine and oven. The garage can be accessed via the kitchen. Bedroom one is rear facing with built in double mirrored wardrobes and views out to Ben Ledi. Bedroom one is front facing also with double mirrored wardrobes. The accommodation is complete with a family bathroom comprising WC, wash hand basin and over bath shower.

The property is well presented with a range of flooring throughout. Warmth is provided by electric heating and double glazing. To the outside, the property has gardens to the front, side and rear. A driveway provides ample parking for one car and provides access to a single garage. The garage provides both an electric and water supply and provides access to the rear garden.

The village of Buchlyvie provides a local shop, cafe, a pub, a village hall, doctors surgery and a Primary School. Stirling is approximately a 20 minute drive from Buchlyvie and provides a wide range of local amenities. Road and Rail network ensures swift access throughout the district with Glasgow, Edinburgh or Perth all within commuting distance.

A 360 degree view can be viewed by following this link: <https://app.cloudpano.com/tours/fxMDnNLeQ>.

### Room Sizes

All measurements taken from widest point

Lounge	3.7 x 4.10 (12'2 x 13'5)
Kitchen	3.32x 5.29 (10'10 x 17'4)
Bedroom One	3.21 x 3.39 (10'6 x 11'1)
Bedroom Two	2.70 x 4.11 (8'10 x 13'6)
Bathroom	1.59 x 3.20 (5'2 x 10'6)
Garage	2.81 x 5.59 (9'2 x 18'4)



**33 Upper Craigs**  
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### Travel Directions

Leaving the agents office at 33 Upper Craigs, head northwest on Upper Craigs towards Port Street. Continue onto Dumbarton Road and go through one roundabout. At the roundabout, take the 1st exit onto Dumbarton Road. Continue to follow the A811 until you arrive into Buchlyvie. Take the first right as you enter the village and follow the road round to the right where you will find number 14 directly ahead of you.

#### Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.