



2, Afton Court, Braehead  
Stirling, Stirlingshire FK7 7RB

Offers Over £169,995

County Estates are delighted to bring to the market this end-terrace villa situated in a popular residential area of Stirling.

This property comprises of; A welcoming spacious entrance hallway with storage, open-plan living/dining area and fitted kitchen completes all lower accommodation. On the upper level you will find two double bedrooms, a box room and the family bathroom. Additional highlights include a double driveway to accommodate up to two vehicles, and a fully enclosed private rear garden.

The historic city centre of Stirling provides a wealth of amenities including restaurants, bars, shopping and leisure facilities. There is also schooling available at both primary and secondary levels. Stirling University is also within easy reach. Stirling offers commutable access via the motorway and rail network from both Stirling & Bridge of Allan with frequent services to Glasgow and Edinburgh.

## Entrance

Entrance via a white UPVC door, with two frosted glass panels and coordinating side panels.

## Entrance Hallway

The bright and spacious entrance hallway is fully laminated throughout and has understair storage that houses the gas and electrics.

## Living Room/Dining Room

11' 1" x 11' 11" (3.38m x 3.62m)

The living room and dining space feature an open-plan design with wood-effect laminate flooring throughout. The living room boasts a large double window facing the front, filling the space with natural light, while the dining area has a window overlooking the rear garden. There is plenty of space for freestanding furniture in both areas, and the living room is enhanced by a wall-mounted TV unit with built-in storage.

## Kitchen

17' 8" x 9' 3" (5.38m x 2.81m)

The open-plan layout extends into the kitchen, which is fitted with tile-effect laminate flooring. It features beechwood wall and base units that contrast with the

marble-effect countertops and matching backsplash. The kitchen is equipped with a freestanding electric hob and cooker, an under-counter washing machine and dishwasher, as well as an integrated fridge freezer. A window overlooking the rear garden provides natural light, complemented by a UPVC door that offers direct access to the outdoor space.

## Principal Bedroom

11' 3" x 9' 10" (3.44m x 3.00m)

The principal bedroom is fully carpeted throughout. It features a double-glazed window overlooking the front of the property, offering plenty of natural light. The room includes a built-in storage cupboard with shelving and a hanging rail.

## Bedroom Two

9' 10" x 9' 5" (3.00m x 2.88m)

The second bedroom offers generous space for free-standing furniture. It features a built-in cupboard with a hanging rail for convenient storage, as well as an additional built-in cupboard that houses the boiler. A window overlooking the rear garden fills the room with natural light.





### Box Room

6' 9" x 6' 3" (2.06m x 1.91m)

The box room is fully carpeted throughout. It features a window overlooking the front of the property, allowing natural light to brighten the space. This versatile room is ideally suited for use as a small office, study, or additional child's room, offering flexible options.

### Family Bathroom

7' 6" x 5' 8" (2.28m x 1.73m)

The three-piece family bathroom suite features tiling throughout. It boasts a jacuzzi bath and is complemented by a shower connected to the gas mains. An opaque window overlooking the rear of the property ensures privacy while allowing natural light in.

### Gardens & Parking

A shared footpath leads to a fully enclosed rear garden, and access can also be gained via the back door in the kitchen. The outdoor space features a patio area, perfect for seating, alongside a grass area. A paved path extends to the back gate. There is also a convenient shed located at the back of the garden. The garden is landscaped with an array of shrubs and plants.

### Heating & Glazing

This property benefits from gas central heating and double glazing.

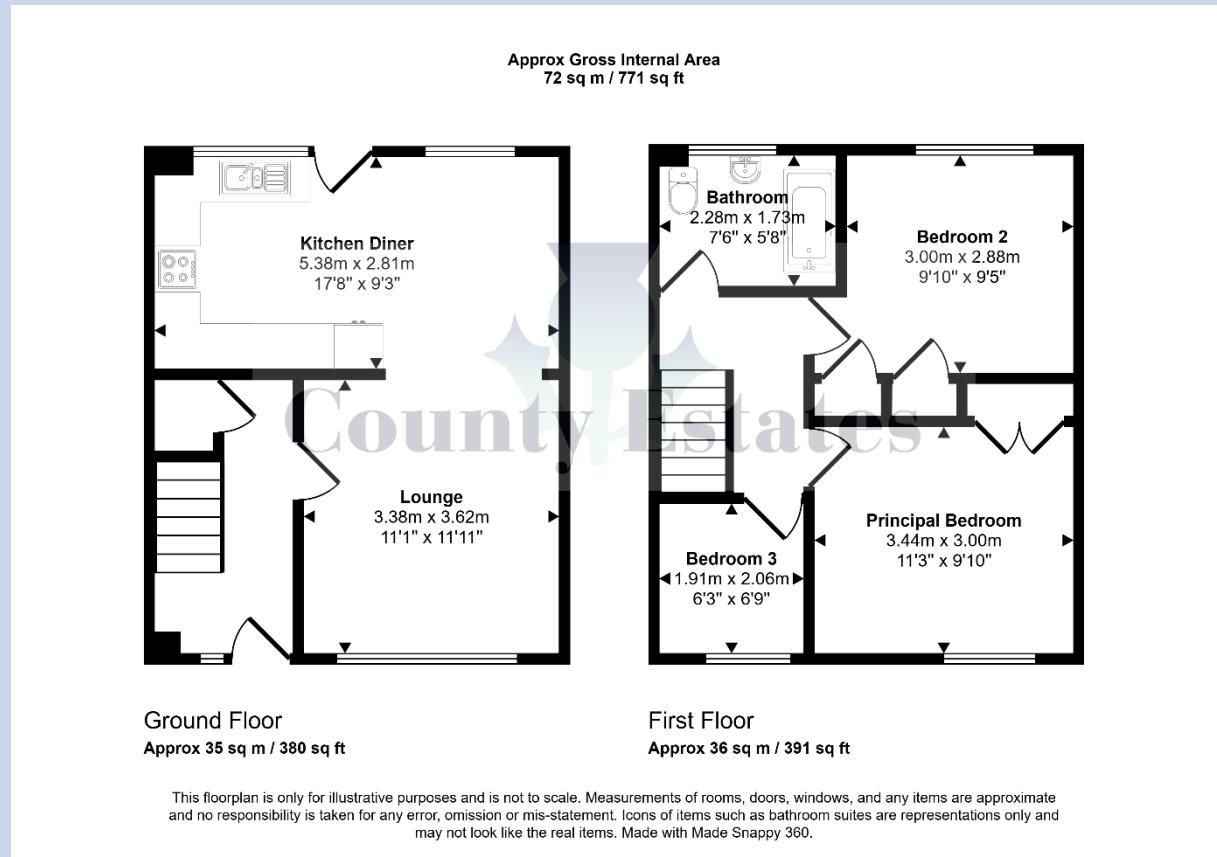
### Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. Undercounter washing machine and dishwasher, the integrated fridge freezer and the freestanding electric hob and cooker.

### Home Report

To view the home report please contact our office:  
admin@county-estates.net





Ground Floor

Approx 35 sq m / 380 sq ft

First Floor

Approx 36 sq m / 391 sq ft

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.