



Stevenson Marshall
Property & Law

45 Balkerach Street
Doune, FK16 6DF

Offers over £300,000

45 Balkerach Street, Doune

Rarely available, an extended B listed 19th century townhouse (circa 1855), with most impressive accommodation over three floors and superb garden ground to rear, with quality gazebo and garden bar.

There is a flexible internal layout which includes a reception hallway, lounge, kitchen (with high gloss units and feature slate floor), sitting room, dining room (French doors to garden) and utility room on ground floor level. A feature staircase with original stone steps leads to the middle level and access to master bedroom (with dressing room and space/plumbing for en-suite), bedroom two and attractive bathroom. The top floor landing provides access to two further bedrooms, shower room and study area.

Gas central heating is installed with double glazed windows throughout, under floor heating (in kitchen, dining room and top floor shower room), many period features including exposed stone walls, natural timber flooring, deep window sills, log burning stoves and feature fireplaces throughout. There are pleasant outlooks to front and rear.





Room sizes and accommodation

Ground floor

- Lounge
5.81m x 2.98m (19'1 x 9'9)
- Kitchen
3.97m x 2.98m (13'0 x 9'9)
- Sitting room
4.04m x 2.97m (13'3 x 9'9)
- Dining room
3.74m x 2.71m (12'3 x 8'11)
- Utility room
2.27m x 2.02m (7'6 x 6'7)

Middle floor

- Master bedroom
4.63m x 3.66m (15'3 x 12'0)
- Dressing room
2.39m x 2.12m (7'10 x 7'0)
- Space for en-suite
2.41m x 2.10m (7'11 x 6'11)
- Bedroom 2
3.49m x 3.22m (11'5 x 10'7)
- Bathroom 3
2.17m x 1.71m (10'5 x 5'7)

Top floor

- Bedroom 3
4.97m x 2.91m (16'4 x 9'7)
- Bedroom 4
3.10m x 2.91m (10'2 x 9'7)
- Shower room
2.41m x 1.51m (7'1 x 4'11)

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The property boasts mature garden grounds to rear which feature a host of flower beds, mature trees, patio area, timber decking, shrubs, water feature and maximum privacy. Worth highlighting is the large gazebo with quality contemporary lighting, corner seating and impressive garden bar.

Doune is a picturesque village steeped in history and surrounded by open countryside, approximately seven miles west of Stirling. The village provides good local amenities, including shopping, post office, Inns, health surgery, dress/gift shop, and churches. A primary school and nursery school are both situated in the village. The nearby city of Stirling offers excellent shopping facilities with the major stores present in the Thistle and Marches Shopping Centres. Access to the motorway and railway networks is approximately 10 minutes away by car.

Viewings: An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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