

An aerial photograph of a rural landscape. The scene features a large, irregularly shaped field with a mix of green and brown patches, possibly indicating different types of vegetation or a recent harvest. To the left, there's a road with some trees. In the foreground, there are several buildings, including a large white house with a dark roof and a smaller building next to it. The background shows more fields and a line of trees. The overall tone is autumnal, with some trees showing yellow and orange hues.

Galbraith

5 SMALL HOLDINGS
SAUCHENFORD, PLEAN, STIRLING

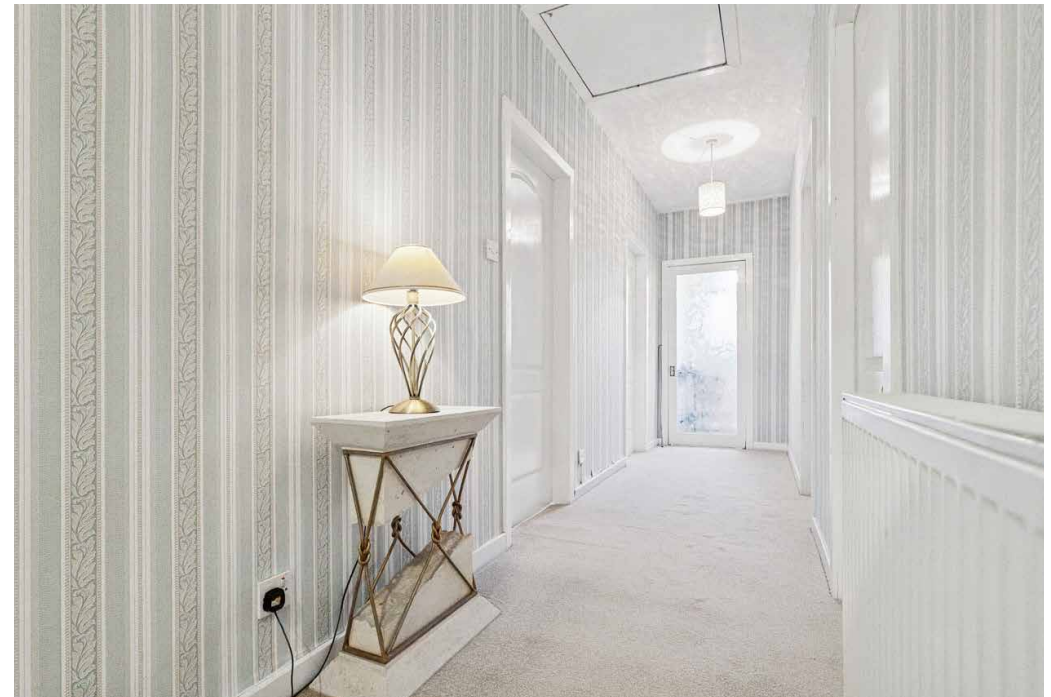
5 SMALL HOLDINGS, SAUCHENFORD, PLEAN, STIRLING

Attractive small holding on the outskirts of Stirling

Bannockburn 2 miles ■ Stirling 5 miles ■ Glasgow 25 miles

- 1 reception rooms, 3 bedrooms
- Detached 3 bedroom cottage
- Three enclosed paddocks
- Two detached outbuildings with stables
- Nearby local amenities
- Excellent location for commuters

About 2.42 Ha (6 Acres)



Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**



SITUATION

5 Small Holdings is situated in a peaceful rural location and is accessed off a minor public road leading from the A9 Falkirk Road. The property is just on the outskirts of the small village of Plean (1.2 miles) and the village of Cowie (1.5 miles). The villages both offer a range of local amenities including a post office, village stores, cafes and primary schools. To the north of the property is the larger town of Bannockburn (2 miles) and the historic city of Stirling (5 miles). Here there is a much larger variety of amenities including several large supermarkets, home stores, restaurants, bars and a large shopping centre as well as independent high street shops. There are several recreational and sporting facilities in Stirling including a modern sports facility with a swimming pool, ice/curling rink, gym and climbing walls. The local University in Stirling is a renowned international university offering over 170 undergraduate degrees and exceptional sporting facilities including an Olympic-sized swimming pool and a selection of 3G pitches for football, rugby and hockey.

The property is ideally located for a commuter with M9 and M80 motorways accessible within 5 minutes providing quick access to the north and south of the country. The nearest train stations are located at Stirling and Larbert which provide regular rail connections to all major cities including Edinburgh and Glasgow. There are several bus stops within walking distance of the property providing links to all the nearby villages and towns.

The surrounding area provides an abundance of outdoor activities with plenty of hillwalking and mountain bike routes available at the Ochil hills, horse riding at local equestrian centres and golf courses at Stirling, Glenbervie and Falkirk. Loch Lomond and Trossachs national park is within an hour's drive providing a range of water sport activities and other outdoor pursuits.

The cities of Glasgow and Edinburgh are easily accessible from the property with both providing a huge range of recreational activities, world renowned restaurants and shopping outlets. The international airports provide daily domestic and international flights to a huge number of locations.



DESCRIPTION

5 Small Holdings is a well-maintained three-bedroom property, ideal for families and for those seeking a quieter lifestyle within easy reach of Stirling and the central belt. The home has been well looked after and is in move in condition, offering flexible accommodation over one floor and has scenic views of the surrounding countryside.

Through the door you are greeted with a spacious and welcoming hallway which connects each room within the house. The heart of the home is the generous kitchen/breakfast room with ample space for a dining table, creating a welcoming social hub. The kitchen is fitted with a range of floor and wall units providing plenty of storage, and a modern oven/hob. The bright and spacious dual aspect living room, complete with an electric fire, and floor to ceiling windows offers a comfortable and inviting reception area with additional dining space, perfect for hosting friends and family.

The property benefits from two bathrooms, the larger bathroom features a three piece ivory suite and bath with a smaller shower room including a walk-in shower. There are 3 well sized bedrooms with space for double beds and additional storage. Two of the bedrooms benefit from large, fitted wardrobes and the property as a whole has plenty of storage space throughout.

ACCOMMODATION

Ground Floor: Entrance hall, kitchen/breakfast room, living room, dining area, shower room, bathroom, bedroom one, bedroom two, bedroom three.

GARDEN AND GROUNDS

The property has a large, enclosed, well-kept garden which is mostly laid to lawn with a gravel driveway and parking area. There are two large outbuildings, one is fitted with 4 stable blocks, the other is ideally suited for storage. The grounds extend to approximately 6 acres with three enclosed paddocks.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band E	Band D57	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

FK7 8AP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/booklets.tasteful.pinchs>

SOLICITORS

Mailers Solicitors, 88 Henderson Street, Bridge of Allan, FK9 4HA

LOCAL AUTHORITY

Stirling Council, 1-3 Port Street, Stirling, FK8 2EJ

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.







VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

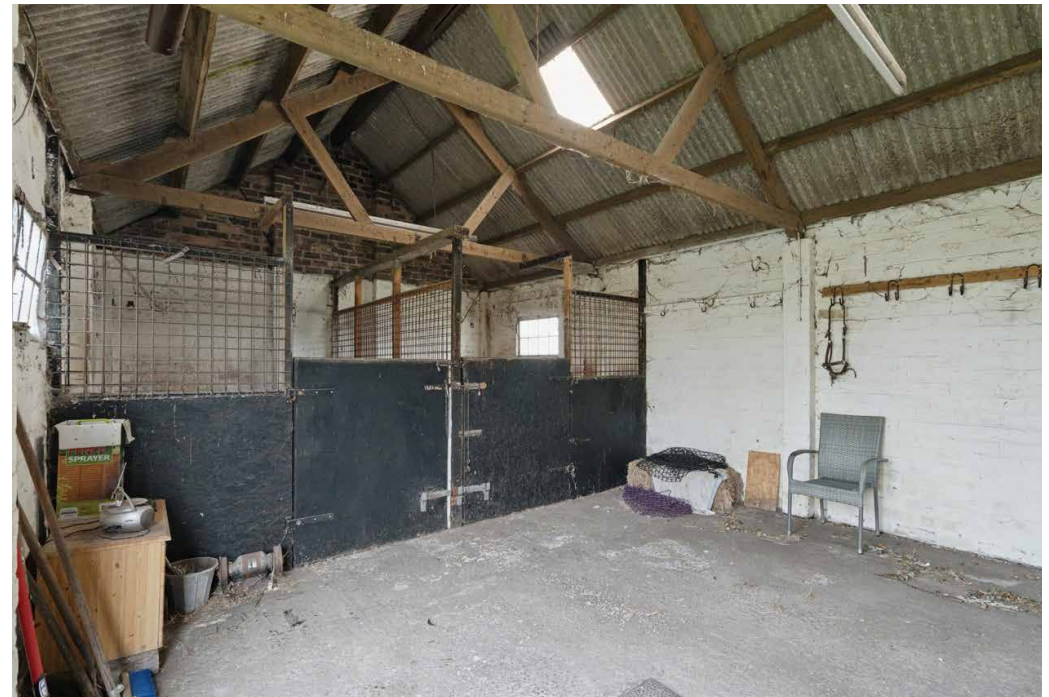
Failure to provide required identification may result in an offer not being considered.

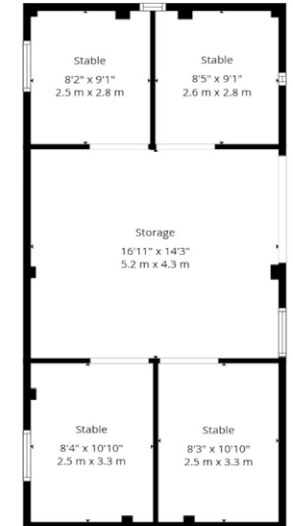
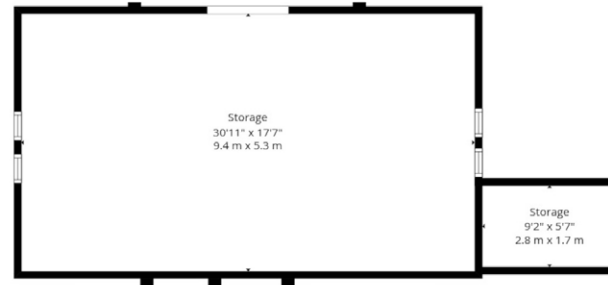
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2025.



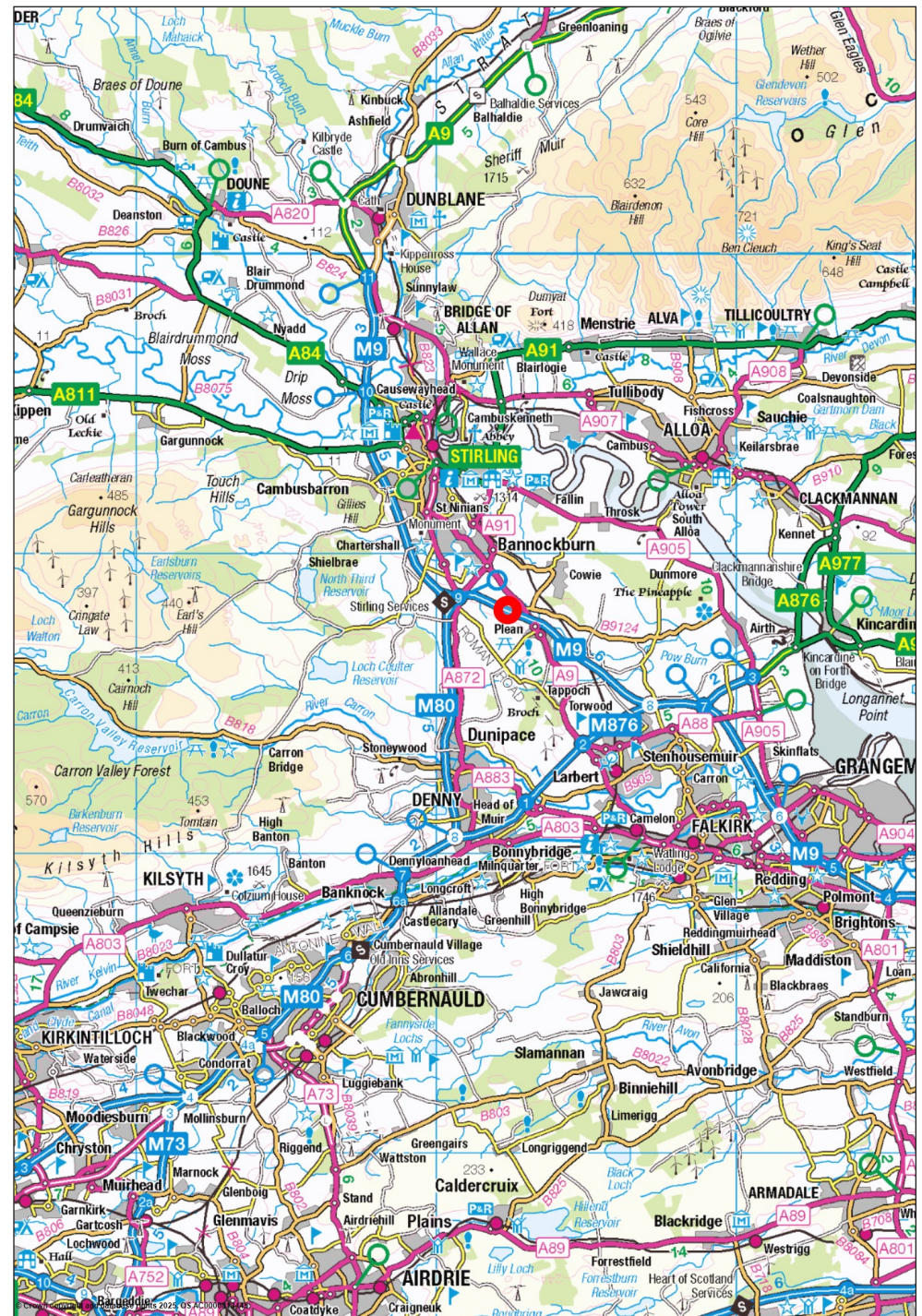
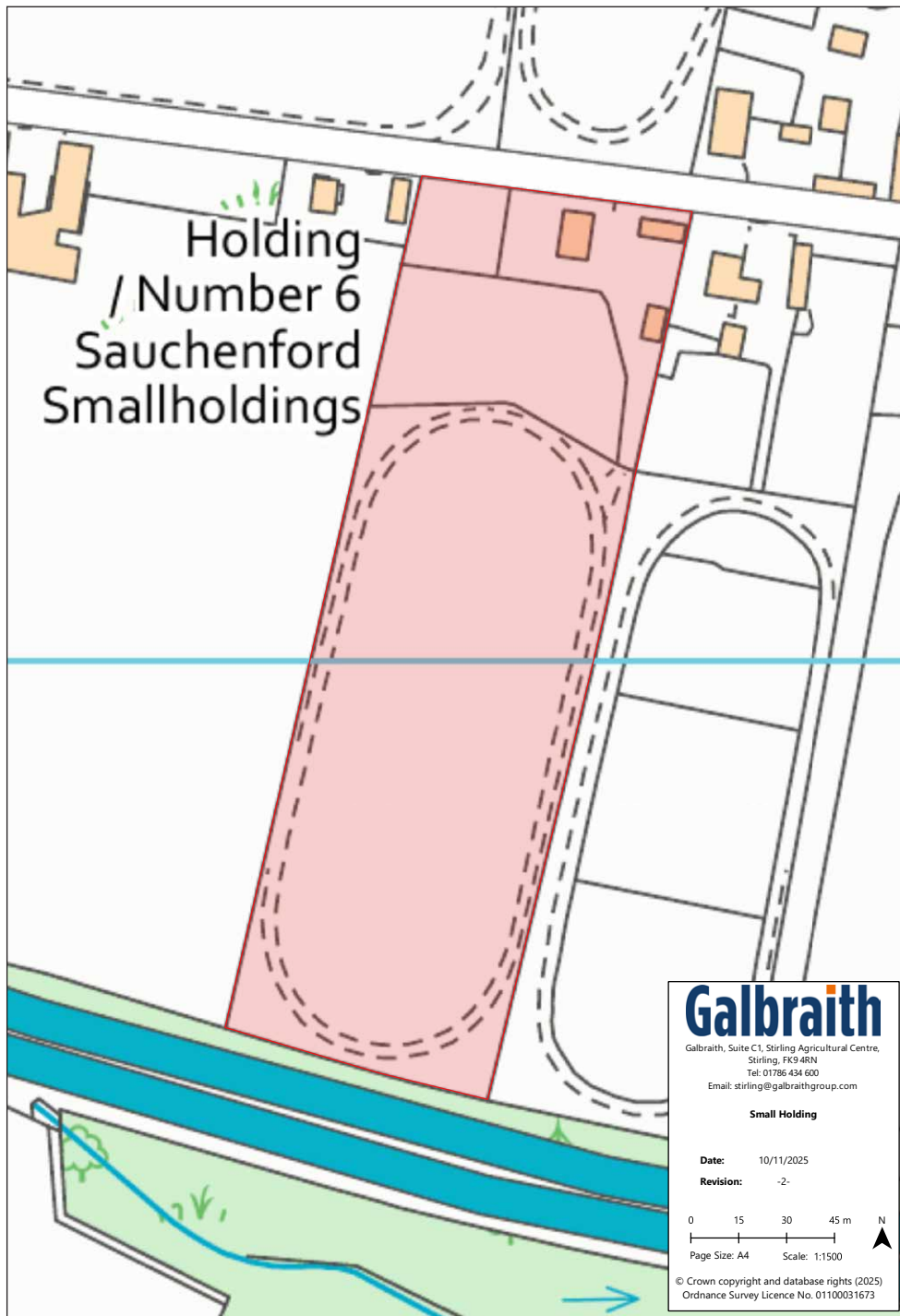


TOTAL: 1357 sq. ft, 126 m2

EXCLUDED AREAS: STORAGE: 835 sq. ft, 77 m2, PORCH: 128 sq. ft, 12 m2, STABLE: 330 sq. ft, 30 m2,
WALLS: 212 sq. ft, 21 m2

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All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>





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