



 O'MALLEY

23L Rollock Street  
Stirling, FK8 2AB

 O'MALLEY

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## Description

A charming and well-presented two-bedroom upper flat, nestled in the heart of the historic city of Stirling on Rollock Street, offers the perfect blend of modern living.

As you enter, you are greeted by a bright and spacious living room, adorned with large windows that bathe the space in natural light, enhancing the sense of warmth and welcoming atmosphere. The living area seamlessly flows into a modern, fully-equipped kitchen, boasting sleek cabinetry, high-quality appliances, and ample counter space

The flat features two generously sized bedrooms, each offering a peaceful retreat with plenty of room for personalization and comfort, both enhanced with built-in wardrobes.

Completing this exquisite property is a contemporary bathroom, fitted with a modern suite that includes a bath with an overhead shower, wash basin, and WC, all complemented by stylish tiling and fixtures.

Externally, the property has one allocated parking space.



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“Spacious Property”

## Location

This delightful residence is situated in a highly desirable area, known for its tranquil surroundings and easy access to the city's vibrant amenities, including shops, restaurants, and leisure facilities, as well as the beautiful University of Stirling campus and the stunning Stirling Castle.

## Living Room

19'10" x 10'6"

## Kitchen

9'9" x 6'11"

## Bedroom 1

13'5" x 8'6"

## Bedroom 2

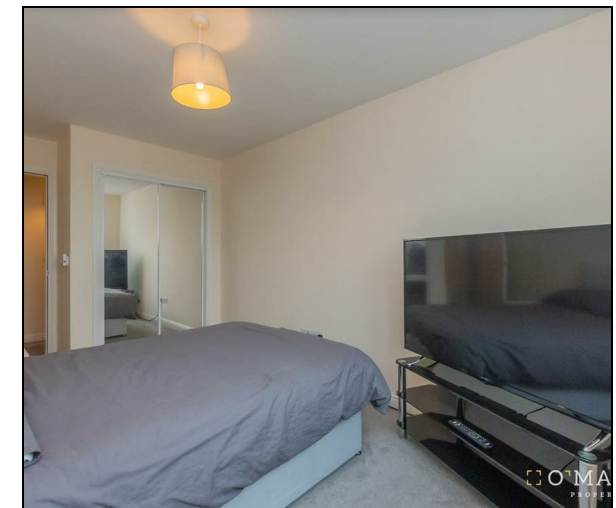
10'7" x 8'3"

## Bathroom

7'9" x 6'11"

## Home Report

The home report is available upon request.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

