



**Duke Street, Bannockburn, Stirling, FK7 0JQ**

**welcome to**

**Duke Street, Bannockburn, Stirling**

**\*\* FIXED PRICE OF £105,000 \*\* £10,000 BELOW HOME REPORT VALUE \*\*** An opportunity to purchase this well-proportioned 2 bedroom mid-terrace home, offering front & rear gardens. The property is ideally situated in this highly desirable residential locale & is being sold with no onwards chain.



**\*\* FIXED PRICE OF £105,000 \*\* £10,000 BELOW HOME REPORT VALUE \*\*** This spacious mid-terrace house is sure to appeal to a wide demographic of potential purchasers & internally the property boasts accommodation which is set over 2 levels; initially comprising of an entrance hallway, with staircase leading to the upper level. The well-proportioned Sitting / Dining Room, which is an ideal space for relaxing, socialising & entertaining, also benefits from a large window to the front aspect, which in turn allows a wealth of natural light into the room. The Kitchen is fitted with a range of base & wall units, providing convenience & ample storage - there is also handy door access out to the rear garden, from the Kitchen.

Ascend the staircase to the upper floor & the accommodation comprises of 2 Bedrooms & a Family Bathroom, which consists of a bath with over shower, WC & wash hand basin. There is also ample & practical storage provisions to be found throughout the property.

The home does require a degree of updating; however the size, style & location offers great potential for the next prospective owner.

Externally, the property further benefits from front & rear gardens.

The property is situated in a sought after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known stores present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

## Ground Floor

### **Entrance Hallway**

### **Sitting / Dining Room**

15' max x 13' 2" max ( 4.57m max x 4.01m max )

### **Kitchen**

16' 9" max x 7' 4" max ( 5.11m max x 2.24m max )

## Upper Floor

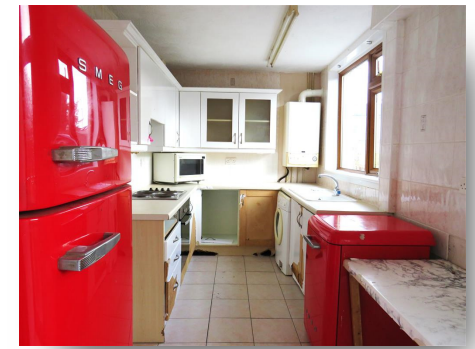
### **Bedroom**

10' 1" exc wardrobe x 13' 3" exc storage ( 3.07m exc wardrobe x 4.04m exc storage )

### **Bedroom**

9' 11" x 10' 4" exc wardrobe ( 3.02m x 3.15m exc wardrobe )

### **Family Bathroom**



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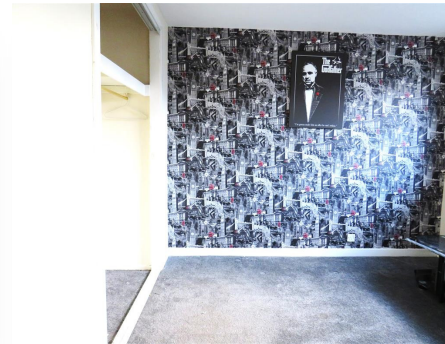
## Duke Street, Bannockburn, Stirling

- \*\* FIXED PRICE OF £105,000 \*\* £10,000 BELOW HOME REPORT VALUE \*\* Mid-terrace home
- 2 Bedrooms
- Spacious Sitting / Dining Room
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: C

fixed price

**£105,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110181 - 0004

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