



Duke Street, Bannockburn, Stirling, FK7 0JQ

welcome to

Duke Street, Bannockburn, Stirling

**** This property is offered through Modern Method of Auction **** 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.



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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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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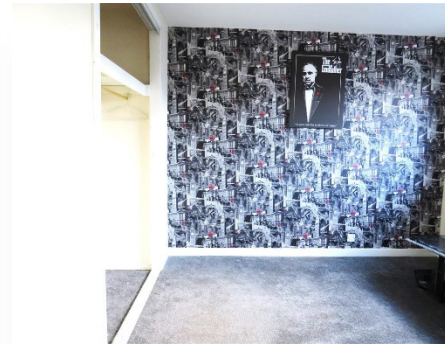
Duke Street, Bannockburn, Stirling

- **Sale by Modern Auction (T&Cs apply)**
- **Subject to an undisclosed Reserve Price**
- **Buyers fees apply**
- **Mid-terrace home**
- **2 Bedrooms**

Tenure: Freehold EPC Rating: C

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110181 - 0006

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk