



**Raploch Road, Stirling, FK8 1RS**

welcome to

## Raploch Road, Stirling

Introducing this exquisite & immaculately presented 2 bedroom top floor apartment, which is presented in walk-in condition & situated in this popular residential locale. This property offers a spacious & comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive flat has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



This property is sure to appeal to a wide demographic of buyers, especially those looking for a home that offers contemporary decor, modern specifications & well-proportioned accommodation.

The building is accessed via a security controlled door entry system, which in turn gives access to a well maintained communal close, with stairs leading off to upper levels.

Upon entering, you are greeted by an impressive & welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the expansive open plan Sitting/Dining Room which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Sitting Room area creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day. The Dining area is also the perfect space for hosting dinner parties & entertaining, whilst patio doors not only allow light to flourish into the room, but also provides access out to the balcony; this makes the ideal space for alfresco dining/socialising or to purely sit back & enjoy the eye-catching views of Stirling Castle. Retracing our steps back to the Entrance Hallway, we gravitate towards the stylish Kitchen, which is a further stand-out feature & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated appliances to include in-built oven/hob, fridge/freezer & washing machine, the Kitchen provides space, convenience & ample storage. The 2 Bedrooms are both double in size, with an attractive en-suite Shower Room situated off the Principal Bedroom. Completing the accommodation is a modern 3 piece Family Bathroom comprising of bath, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & skilfully encapsulates modern lifestyles requirements. The home further benefits from gas central heating, double glazed windows & an allocated parking space, as well as visitor parking. Viewing of this property is highly recommended to truly appreciate all that this spectacular apartment has to offer.

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), plus 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.



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## **Entrance Hallway**

## **Sitting / Dining Room**

21' 3" max x 12' 8" max ( 6.48m max x 3.86m max )

## **Kitchen**

7' 1" x 10' 10" ( 2.16m x 3.30m )

## **Bedroom**

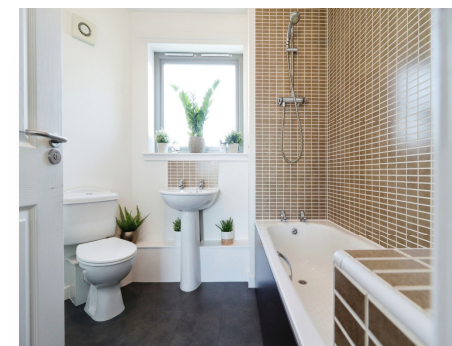
10' 5" x 9' 5" ( 3.17m x 2.87m )

## **En Suite**

## **Bedroom**

9' 5" x 9' 11" ( 2.87m x 3.02m )

## **Family Bathroom**



welcome to

## Raploch Road, Stirling

- Stunning top floor apartment
- Views of Stirling Castle
- 2 double Bedrooms
- Open plan Sitting/Dining Room, with Balcony
- Stylish, modern Kitchen

Tenure: Freehold EPC Rating: C

offers over

**£137,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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