



**Balkerach Street, Doune, FK16 6DF**

welcome to

## Balkerach Street, Doune

Introducing this impressive & well-proportioned two bedroom upper flat, benefiting from its own main door entrance & private garden. The property is ideally situated in a popular residential area & viewing is certainly recommended to truly appreciate all that this lovely 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 charming flat will have broad appeal to a wide demographic of potential buyers & provides deceptively spacious accommodation. The property is initially entered via its own front door, leading into the entrance hallway, with stairs to the upper level.

An upper hallway leads through to the accommodation on offer & immediately catching your attention is the spacious Sitting Room; this is the perfect space in which to relax/unwind & is also the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst also benefiting from a window to the front aspect which allows a wealth of natural light into the room. Conveniently situated off the Sitting Room is the Kitchen, which is a real stand-out feature of this lovely home. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob. The Kitchen provides convenience & ample storage, whilst light flourishes in through a window to the rear aspect. There are two well-proportioned Bedrooms, with the Principal Bedroom benefiting from in-built storage & completing the accommodation on offer is the Shower Room, which comprises of a shower cubicle, WC & wash hand basin.

The home is well-presented throughout & practical storage provisions can also be found throughout the property.

Externally, the property has its own private rear garden, consisting of a gravelled area, with mature shrubs & borders making it an ideal low maintenance area to enjoy.

Doune is an attractive village situated approximately seven miles to the west of the historic City of Stirling. The village provides an array of local shops & amenities including a Post Office, a Chemist, Inns, Health Surgery & Churches. The primary school & nursery school are both situated in the village. The nearby city of Stirling offers excellent shopping facilities with the major stores present in the Thistle & Marches Shopping Centres. Access to the major motorway & Railway networks is within convenient proximity.

### Entrance Hallway

### Sitting Room

13' 1" max x 12' 6" max ( 3.99m max x 3.81m max )

### Kitchen

12' 5" max x 12' 4" max ( 3.78m max x 3.76m max )

### Bedroom

12' 5" x 10' 4" exc storage ( 3.78m x 3.15m exc storage )

### Bedroom

12' 7" x 7' ( 3.84m x 2.13m )

### Shower Room



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## Balkerach Street, Doune

- Upper Floor Flat
- Own Main Door access
- Modern Kitchen
- Spacious Living Room
- 2 Bedrooms

Tenure: Freehold EPC Rating: C

offers over

**£115,000**



Please note the marker reflects the postcode not the actual property

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