









# 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 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 compromises 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**











## welcome to

# **Balkerach Street, Doune**

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

Tenure: Freehold EPC Rating: C

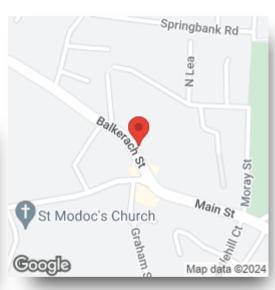
offers over

£115,000









Please note the marker reflects the postcode not the actual property





Property Ref: STI110090 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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