



Old Harbour Square, Stirling, FK8 1RB

welcome to

Old Harbour Square, Stirling

Introducing this exquisite & immaculately presented 2 Bedroom first floor apartment, set within a modern gated development & situated in a highly sought after 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 apartment 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



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience & the home is sure to appeal to a wide demographic of potential purchasers. The apartment is situated on the first floor with a well-presented, security-controlled entrance & access to the property can either be by lift or stairwell.

Upon entering, you are greeted by an impressive & welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the expansive open plan Kitchen/Dining/Living Room which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Living/Dining 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; whilst dual aspect windows allows a wealth of natural light to flourish into the room & also provides delightful, elevated views. The stylish Kitchen is another stand-out feature & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops, breakfast bar & integrated appliances to include in-built oven/hob & washing machine; the Kitchen provides space, convenience & ample storage. Retracing our steps back to the Hallway, you will find the 2 Bedrooms, which are both doubles in size & also both have the inclusion of in-built wardrobes. The Principal Bedroom benefits from a modern en-suite Shower Room, whilst the Second Bedroom having Jack'n Jill access to the Family Bathroom. Completing the accommodation on offer is the stylish Family Bathroom which comprises of a bath with over shower, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the property & the apartment further benefits from gas central heating & double-glazed windows. Viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer. The flat also benefits from residents parking within the gated grounds.

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 store's 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.



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Hallway

Living/Dining Room Area

18' 1" max x 13' 5" max (5.51m max x 4.09m max)

Kitchen Area

11' 11" x 7' 10" (3.63m x 2.39m)

Principal Bedroom

13' max x 8' 10" exc wardrobe (3.96m max x 2.69m exc wardrobe)

En Suite

Bedroom

11' 9" exc wardrobe x 9' (3.58m exc wardrobe x 2.74m)

Family Bathroom



welcome to

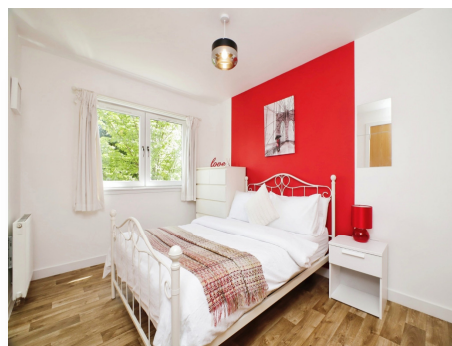
Old Harbour Square, Stirling

- Exquisite first floor apartment, with lift facility
- 2 Bedrooms
- Expansive open plan Kitchen/Living/Dining Room, with elevated views
- Stylish Kitchen
- Family Bathroom & En suite to Principal Bedroom

Tenure: Freehold EPC Rating: B

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110260 - 0002

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



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



allenandharris.co.uk