



**Wishart Drive, Stirling, FK7 7TS**

**welcome to**

## **Wishart Drive, Stirling**

**\*\* FIXED PRICE OF £125,000 - £5,000 BELOW HOME REPORT VALUE \*\*** An impressive & deceptively spacious, two-bedroom ground floor flat which offers well-proportioned accommodation, whilst also benefitting from its own front door access. The property is ideally situated in a popular residential area & viewing is highly 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)



**\*\* FIXED PRICE OF £125,000 - £5,000 BELOW HOME REPORT VALUE \*\*** This charming flat will have broad appeal to a wide demographic of potential buyers, including those who perhaps require one level living.

The accommodation on offer initially comprises of an Entrance Hallway & immediately drawing you in, is the spacious Sitting Room which is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows a wealth of natural light to flourish into the room. Conveniently situated off the Sitting Room is the stylish Kitchen; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. Located off an inner Hallway are the two Bedrooms, which both benefit from in-built storage & one of the Bedrooms also providing access, through patio doors, out to the private rear garden. Completing the accommodation on offer is the modern Family Bathroom, which comprises of a bath with over shower, wash hand basin & WC.

The home is well-presented throughout, whilst handy & practical storage provisions can be found throughout the flat. Externally the property benefits from its own private garden, which has been fashioned for ease of maintenance with a patio & decked seating area, gravelled area with shrubs & border; all of which provide a delightful outside space to enjoy.

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.

### Entrance Hallway

### Sitting Room

13' 6" x 10' 5" ( 4.11m x 3.17m )

### Kitchen

8' 11" x 8' 3" ( 2.72m x 2.51m )

### Bedroom

10' 3" exc storage x 8' 2" ( 3.12m exc storage x 2.49m )

### Bedroom

9' 1" exc storage x 8' 2" ( 2.77m exc storage x 2.49m )

### Family Bathroom



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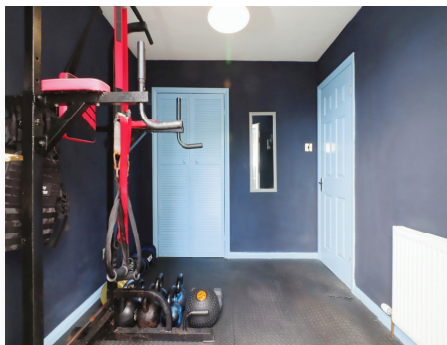
## Wishart Drive, Stirling

- **\*\* FIXED PRICE OF £125,000 - £5,000 BELOW HOME REPORT VALUE \*\*** Ground floor flat, with own front door access
- Deceptively spacious accommodation
- Sitting Room
- Kitchen
- 2 Bedrooms

Tenure: Freehold EPC Rating: E

fixed price

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110043 - 0004

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