



**Oliphant Court, Stirling, FK8 1US**

**welcome to**

## **Oliphant Court, Stirling**

An impressive & 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)



This charming property perfectly blends versatile accommodation, whilst also offering a delightful living experience & the home is sure to appeal to a wide demographic of potential purchasers, 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/Dining Room which is a real stand-out feature & 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 also allows a wealth of natural light to flourish into the room. Retracing our steps back to the Hallway, we gravitate to the stylish Kitchen/Breakfast Room; tastefully tailored with an array of wall & base units, fitted worktops plus integrated appliances to include in-built oven/hob & fridge/freezer; the Kitchen provides convenience & ample storage. The two Bedrooms are both doubles in size & also benefit from in-built storage, whilst completing the accommodation on offer is the modern, stylish 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 also be found throughout the flat. Externally there is a communal parking area.

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 / Dining Room**

15' 2" max x 13' 9" max ( 4.62m max x 4.19m max )

#### **Kitchen / Breakfast Room**

13' 1" max x 8' 2" max ( 3.99m max x 2.49m max )

#### **Bedroom**

12' 6" inc storage x 9' 5" inc storage ( 3.81m inc storage x 2.87m inc storage )

#### **Bedroom**

12' 8" exc storage x 9' 5" ( 3.86m exc storage x 2.87m )

#### **Family Bathroom**



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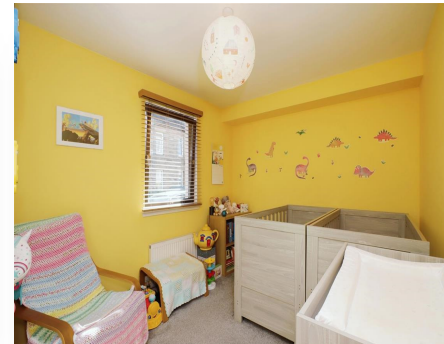
## Oliphant Court, Stirling

- Ground floor flat with own front door access
- Kitchen/Breakfast Room
- Sitting/Dining Room
- 2 double Bedrooms
- Modern & stylish Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**01786 445011**



Stirling@allenandharris.co.uk



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



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