



Buchanan Drive, Stirling, FK9 5HF

welcome to

Buchanan Drive, Stirling

Introducing this well-proportioned & immaculately presented 2 Bedroom ground floor flat, which is situated in a highly sought-after residential area. The property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive 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



This charming 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, including those who perhaps require one level living.

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 spacious Sitting Room; this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day. Conveniently located off the Sitting Room, is the open plan Kitchen/Dining Room which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences; 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 space, convenience & ample storage. Retracing our steps back to the Hallway, you will find the principal Bedroom which benefits from a sizeable built-in wardrobe. The second Bedroom is also a double in size, as well as benefiting from in-built storage & completing the accommodation on offer is a modern Family Bathroom comprising of bath with over shower, WC & wash hand basin.

The home is presented to an excellent standard throughout, offering 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 home Viewing of this flat is highly recommended to truly appreciate all that this wonderful home has to offer.

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

Kitchen / Dining Room

14' 6" max x 9' 11" max (4.42m max x 3.02m max)

Sitting Room

15' 9" max x 12' 6" max (4.80m max x 3.81m max)

Bedroom

13' 6" x 11' 2" (4.11m x 3.40m)

Bedroom

11' 6" x 9' 11" (3.51m x 3.02m)

Family Bathroom



view this property online allenandharris.co.uk/Property/STI110408



welcome to

Buchanan Drive, Stirling

- Ground floor flat
- Stylish open plan Kitchen/Dining Room
- Spacious Sitting Room
- 2 double Bedrooms
- Modern Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£145,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110408



Property Ref:
STI110408 - 0002

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01786 445011



Stirling@allenandharris.co.uk



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



allenandharris.co.uk