



Maurice Avenue, Stirling, FK7 7UD

welcome to

Maurice Avenue, Stirling

Introducing this exquisite & immaculately presented 1 Bedroom upper flat, with its own main door entrance. The property is situated in a highly sought-after residential area, offering 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 stunning property has been tastefully updated by the current owner, offering an exceptional living experience & is sure to appeal to a wide demographic of potential purchasers.

Upon entering, via your own main door, you are greeted by a hallway with stairs leading to the upper floor. Immediately catching your attention is the 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. The contemporary design of the Kitchen makes this one to enjoy; tastefully tailored with an array of wall & base units, plus fitted worktops, the Kitchen provides space, convenience & ample storage. The Bedroom is well-proportioned, whilst also benefitting from in-built storage & completing the accommodation on offer is a modern Shower Room comprising of a shower cubicle, WC & wash hand basin.

The home is presented to an excellent standard throughout, offering walk-in condition. Externally, there is off road parking & the property benefits from its own low maintenance garden area, to the rear. 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

Sitting Room

12' 7" x 10' (3.84m x 3.05m)

Kitchen

7' 9" x 7' 6" (2.36m x 2.29m)

Bedroom

11' 5" exc storage x 7' 11" (3.48m exc storage x 2.41m)

Shower Room



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welcome to

Maurice Avenue, Stirling

- 1 bedroom upper flat
- Own main door entrance
- Spacious Sitting Room
- Modern Kitchen
- Stylish Shower Room

Tenure: Freehold EPC Rating: D

offers over

£97,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110454 - 0003

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