



Rollock Street, Stirling, FK8 2PP

welcome to

Rollock Street, Stirling

Introducing this exquisite & immaculately presented 2 Bedroom ground floor flat, which is situated in a highly sought-after residential area & 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 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, including those who perhaps require one level living.

Upon entering, you are greeted by an impressive & welcoming Entrance 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, making it the ideal retreat where friends & family will naturally gather at the start & end of the day; light flourishes into the room through windows to the side aspect & patio doors - in the warmer seasons, roll open the patio doors & step out onto the patio seating area - this makes the ideal space for alfresco dining or a delightful outside space to enjoy. Next, we gravitate to the Kitchen, 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 appliances to include washing machine, dishwasher, fridge/freezer & oven/hob - 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 & benefit from in-built storage, whilst the Principal Bedroom also has the inclusion of an En Suite Shower Room. Completing the accommodation on offer is a modern Family Bathroom comprising of a bath, 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, whilst the flat also benefits from gas central heating & double glazed windows. Externally there is a private patio seating area, accessed via the Sitting Room, plus an allocated parking space & visitor parking. 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

15' 8" max x 12' 11" max (4.78m max x 3.94m max)

Kitchen

13' x 8' (3.96m x 2.44m)

Bedroom

12' 9" max x 8' 8" exc storage (3.89m max x 2.64m exc storage)

En Suite Shower Room

Bedroom

11' 8" x 8' 6" exc storage (3.56m x 2.59m exc storage)

Family Bathroom



view this property online allenandharris.co.uk/Property/STI110534



welcome to

Rollock Street, Stirling

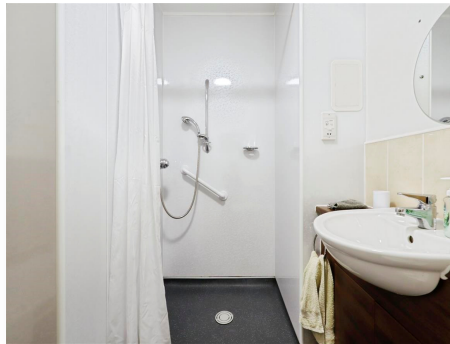
- An exquisite ground floor flat
- Stylish Kitchen
- Spacious Sitting Room with patio doors leading to an outside seating area
- 2 double Bedrooms
- Family Bathroom & En Suite to Principal Bedroom

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110534



Property Ref:
STI110534 - 0005

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