

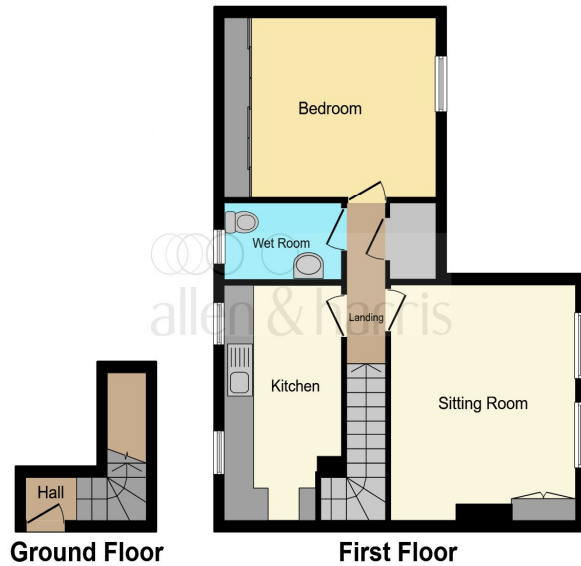


Polmaise Avenue, Stirling, FK7 0DJ

welcome to

Polmaise Avenue, Stirling

An impressive & deceptively spacious, one-bedroom upper flat which offers well-proportioned accommodation, whilst also benefitting from its own main door access. The property is ideally situated in a popular residential area & viewing is highly recommended to truly appreciate all that this lovely home 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 flat will have broad appeal to a wide demographic of potential buyers & is initially entered into via its own main door access, with stairs leading to the upper floor.

The accommodation on offer 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; windows to the front aspect allow a wealth of natural light to flourish into the room. Retracing our steps back to Hallway you will find the Kitchen which is tailored with an array of wall & base units, fitted worktops; the Kitchen provides convenience & ample storage. The Bedroom is well-proportioned plus benefits from in-built storage & completing the accommodation on offer, is the modern Wet Room.

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 to include a decked seating area & a timber shed.

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

14' 3" x 12' 4" (4.34m x 3.76m)

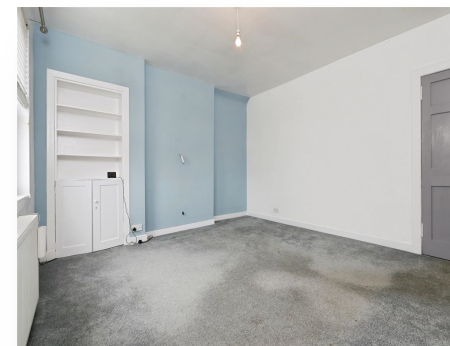
Kitchen

13' 11" x 7' 10" (4.24m x 2.39m)

Bedroom

12' 4" x 10' 11" (3.76m x 3.33m)

Wet Room



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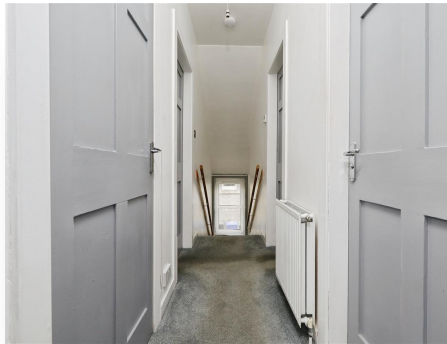
- Upper floor flat, with own main door access
- Deceptively spacious accommodation
- Sitting Room
- Kitchen
- Double bedroom with in-built storage

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£97,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110573 - 0002

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