

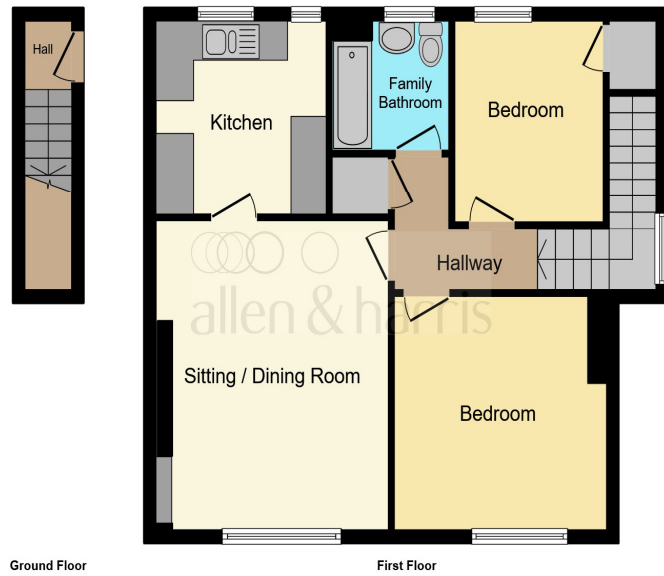


**Hill Street, Stirling, FK7 0DW**

**welcome to**

## **Hill Street, Stirling**

An impressive & deceptively spacious, two-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](http://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/Dining 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; a large window to the front aspect allows a wealth of natural light to flourish into the room. Conveniently situated off the Sitting/Dining Room is the stylish Kitchen; tastefully tailored with an array of wall & base units, plus fitted worktops; the Kitchen provides convenience & ample storage. Retracing our steps back to the Hallway are the two well-proportioned Bedrooms, with one of the Bedrooms benefiting from in-built storage & completing the accommodation on offer is the Family Bathroom, which comprises of a bath with over shower, wash hand basin & WC. The home is well-presented throughout, with handy & practical storage provisions, whilst externally the property also benefits from a communal garden.

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' 7" max x 13' 3" max ( 4.75m max x 4.04m max )

### **Kitchen**

9' 11" max x 9' 6" max ( 3.02m max x 2.90m max )

### **Bedroom**

11' 10" max x 11' 4" max ( 3.61m max x 3.45m max )

### **Bedroom**

9' 11" max x 8' max & exc storage ( 3.02m max x 2.44m max & exc storage )

### **Family Bathroom**



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## welcome to Hill Street, Stirling

- Upper floor flat, with own main door access
- Deceptively spacious accommodation
- Sitting/Dining Room
- Kitchen
- 2 Bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers over  
**£110,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
STI110562 - 0002

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allen & harris



**01786 445011**



[Stirling@allenandharris.co.uk](mailto:Stirling@allenandharris.co.uk)



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



[allenandharris.co.uk](https://allenandharris.co.uk)