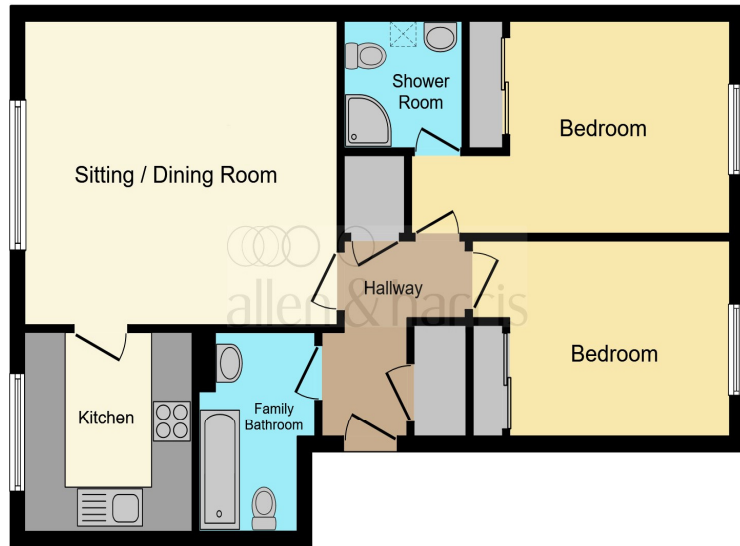


Ashbrae Gardens, Stirling, FK7 0LD

welcome to

Ashbrae Gardens, Stirling

An impressive & deceptively spacious, two-bedroom 1st floor flat which offers well-proportioned accommodation, set within a modern 2 storey block of 4 apartments & ideally situated in a highly sought after residential locale. This property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive apartment 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. The apartment is situated on the top floor with a well-presented, security controlled entrance.

The accommodation on offer initially comprises of an Entrance Hallway & immediately drawing you in is the spacious Sitting/Dining Room which is a real stand-out feature & 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 located off the Sitting/Dining Room, we then gravitate to the stylish Kitchen; tastefully tailored with an array of wall & base units, fitted worktops plus integrated oven/hob, dishwasher & fridge/freezer; the Kitchen provides convenience & ample storage. Retracing our steps back to the Hallway we find the Two Bedrooms which both benefit from in-built storage, with the Principal Bedroom also having the addition of an En-suite Shower Room. Completing the accommodation on offer is the Family Bathroom which comprises of a bath, wash hand basin & WC.

The home is certainly well-presented, offering walk-in condition, whilst handy & practical storage provisions can be found throughout the flat, which includes loft access via a loft ladder, to a partially floored loft area, which offers additional storage space. Externally there are communal gardens available, as well as an allocated parking space.

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' 1" x 13' 6" (4.60m x 4.11m)

Kitchen

8' 10" max x 8' 1" max (2.69m max x 2.46m max)

Bedroom

15' 6" max & inc storage x 9' 5" max & inc storage (4.72m max & inc storage x 2.87m max & inc storage)

En Suite Shower Room

Bedroom

12' 3" max & inc storage x 8' 8" max & inc storage (3.73m max & inc storage x 2.64m max & inc storage)

Family Bathroom



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welcome to

Ashbrae Gardens, Stirling

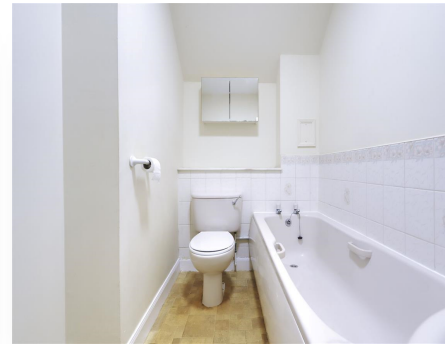
- Top floor flat
- Deceptively spacious accommodation
- Sitting/Dining Room
- Kitchen
- 2 Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110575 - 0002

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