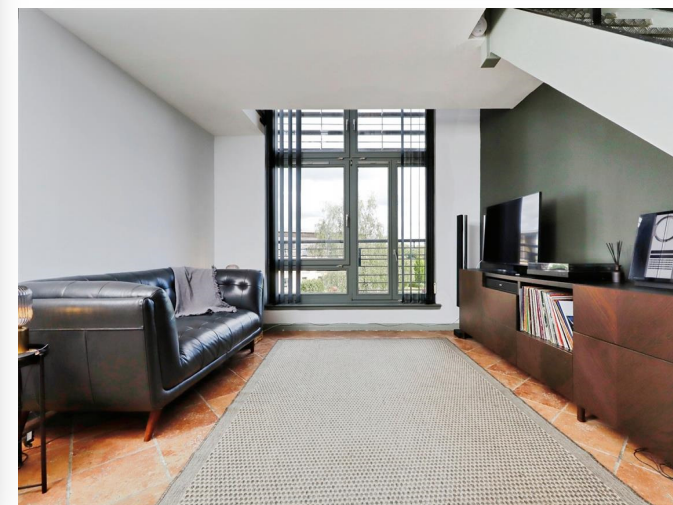


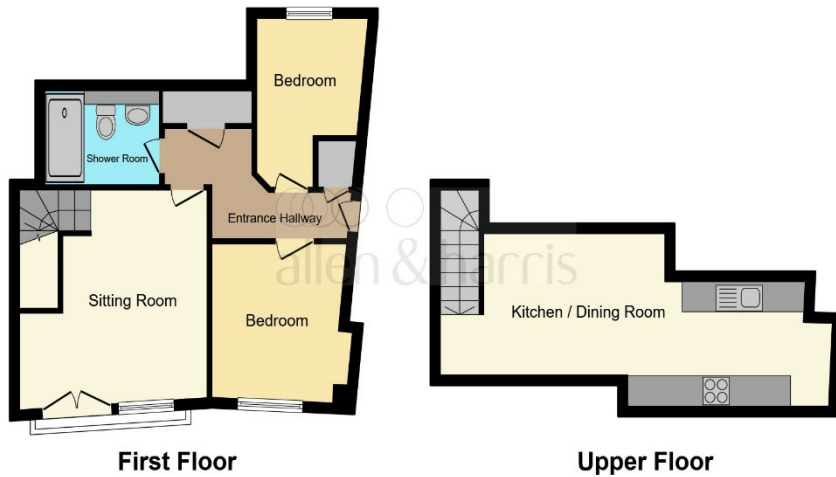


Cooperage Quay, Stirling, FK8 1JJ

welcome to

Cooperage Quay, Stirling

Introducing this exquisite & immaculately presented 2 Bedroom top floor apartment, set within a modern development & 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 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.

The apartment is situated on the second floor, with a well-presented, security controlled entrance & upon entering, you are greeted by a welcoming 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 & the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect not only allows light to flourish into the room, but also provides a delightful, elevated outlook. Next, we gravitate to the mezzanine floor, located above the Sitting Room & where you will find the expansive open plan Kitchen/Dining Room which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The stylish Kitchen is another stand-out feature & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated 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, with the Principal Bedroom also having the benefit of in-built storage. Completing the accommodation on offer is the stylish Shower Room which comprises of a shower cubicle, WC & wash hand basin.

The home is presented in 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 property & viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer, whilst the flat also benefits from 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.

Sitting Room

14' 5" max x 12' 8" max (4.39m max x 3.86m max)

Mezzanine Kitchen/Dining Room

23' 4" x 9' (7.11m x 2.74m)

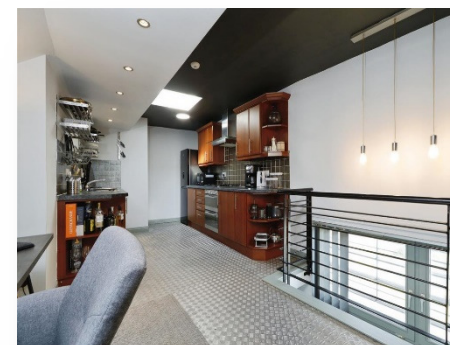
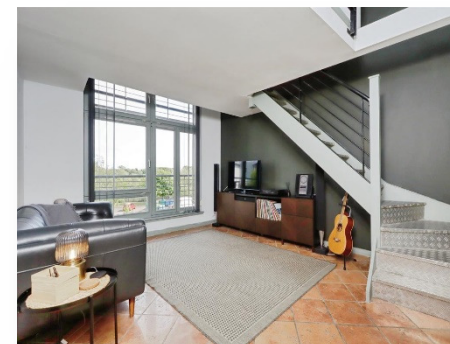
Bedroom

10' 7" x 9' exc storage (3.23m x 2.74m exc storage)

Bedroom

12' 3" x 8' 2" (3.73m x 2.49m)

Shower Room



view this property online allenandharris.co.uk/Property/STI110217



welcome to

Cooperage Quay, Stirling

- Exquisite top floor apartment
- 2 Bedrooms
- Spacious Sitting Room with mezzanine level offering an open plan Kitchen/Dining Room
- Stylish Kitchen
- Modern Shower Room

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

offers over
£192,500



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110217



Property Ref:
STI110217 - 0004

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.

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



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



allenandharris.co.uk