



Spittal Street, Stirling, FK8 1DU

welcome to

Spittal Street, Stirling

- Five Bedroom house
- Current HMO license - valid until December 2026
- Fantastic investment opportunity
- Excellent Central Location

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

offers over
£200,000

A fantastic opportunity to purchase this five bedroom property, which is ideally located in the heart of Stirling City centre. The property has the rare & added bonus of a current HMO license, which would make it an exceptional Buy to Let investment.

This spacious property is sure to appeal to a wide demographic of potential purchasers, including those that are looking for a well-proportioned home or alternatively those that are looking for a HMO Buy-To-Let or Airbnb investment.

Internally, the accommodation on offer comprises of an initial entrance hallway, with stairs leading to the upper floor. On the ground floor the property consists of a main Sitting Room, which is the central hub for socialising & the ideal retreat where people will naturally gather at the start & end of the day. Retracing our steps back to the Hallway, you will find the ground floor Bedroom; however, this room could also be adapted to alternative usage depending on your lifestyle needs, due to the substantial additional living accommodation on offer throughout the home. The Kitchen is fitted with a range of base & wall units; offering ample space, convenience & storage, whilst completing the accommodation on this level is the Family Bathroom & separate WC.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation & the additional 4 Bedrooms, which are all well-proportioned. The property certainly offers flexibility & versatility, so the usage of the rooms on offer can be adapted to your personal needs & is certainly more in keeping with today's lifestyle requirements. There is also a good range of handy & practical storage provisions to be found throughout the property.

Early viewing is certainly recommended, as HMO properties do have a degree of rarity value, especially given the impressive return yield that they can in turn offer any investor landlord.

The historic city of Stirling offers excellent local shopping facilities with many well-known stores present in the Thistle and Marches Shopping Centres. The commuter is well served by the M8 and M9 motorways and the nearby Stirling Train Station, which offers access to Glasgow and Edinburgh. Good sports facilities are available nearby at the Peak Sports Village and other recreational activities such as indoor bowling, cinema, restaurants and parks are within walking distance. Stirling University is easily accessible by regular bus services.

Ground Floor

Sitting Room

13' 2" x 10' 8" (4.01m x 3.25m)

Bedroom

10' 8" x 9' 1" (3.25m x 2.77m)

Kitchen

11' 3" x 8' 1" (3.43m x 2.46m)

Bathroom

Wc

Upper Floor

Bedroom

9' 11" exc storage x 8' 2" (3.02m exc storage x 2.49m)

Bedroom

11' 4" max & exc storage x 10' 9" max (3.45m max & exc storage x 3.28m max)

Bedroom

10' 9" max x 10' 8" max (3.28m max x 3.25m max)

Bedroom

11' 1" x 7' 5" (3.38m x 2.26m)

view this property online allenandharris.co.uk/Property/STI110541



Property Ref:

STI110541 - 0006

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.



01786 445011



Stirling@allenandharris.co.uk



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



allenandharris.co.uk