

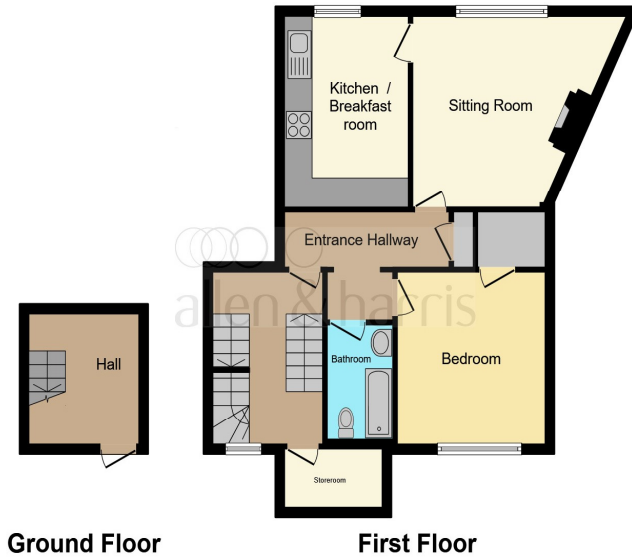


Friars Street, Stirling, FK8 1HA

welcome to

Friars Street, Stirling

A wonderful opportunity to purchase this well-proportioned 1 bedroom, first floor flat, which is ideally situated in the ever popular Stirling locale. Viewing is highly recommended to fully appreciate all that this charming property 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 spacious property is sure to appeal to a wide demographic of potential purchasers, including those that are looking for home or alternatively those that are looking for a Buy-To-Let or Airbnb investment.

The accommodation on offer initially comprises of an Entrance Hallway & immediately drawing you in is the spacious Sitting Room, which is a 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 Room, we then gravitate to the Kitchen/Breakfast Room; tailored with an array of wall & base units, fitted worktops plus integrated oven/hob & fridge/freezer; the Kitchen provides convenience & ample storage. Retracing our steps back to the Hallway, we find the Bedroom which is a double in size & also benefiting from in-built storage, whilst completing the accommodation on offer is the Family Bathroom which comprises of a bath with over shower, 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.

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 stores 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

13' 8" max x 13' 2" max (4.17m max x 4.01m max)

Kitchen / Breakfast Room

12' 8" x 6' 7" (3.86m x 2.01m)

Bedroom

11' 6" exc storage x 8' 8" (3.51m exc storage x 2.64m)

Family Bathroom



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welcome to Friars Street, Stirling

- First floor flat
- 1 double bedroom
- Spacious Sitting Room
- Kitchen / Breakfast Room
- Family Bathroom

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

offers over
£105,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110587



Property Ref:
STI110587 - 0002

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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