



**Abbey Road, Stirling, FK8 1LH**



**welcome to**

## **Abbey Road, Stirling**

A wonderful opportunity to purchase this charming & well-proportioned 2 bedroom, first floor flat, which is ideally situated in the ever popular Riverside locale, in Stirling. Viewing is highly recommended to fully appreciate all that this delightful 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](http://www.focalagent.com)



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

Entry into the building leads you into a well-kept communal hallway, with stair access to all floors. The accommodation on offer initially comprises of an Entrance Hallway & immediately drawing you in is the spacious Sitting 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. This room is also the perfect space in which to relax & unwind, whilst suitably located off the Sitting Room is the Kitchen; tailored with wall & base units, fitted worktops & integrated oven/hob - the Kitchen provides convenience & ample storage. Retracing our steps back to the Hallway, we find the 2 well-proportioned Bedrooms & then completing the accommodation on offer is the Family Bathroom which comprises of a bath, wash hand basin & WC. The home is certainly well-presented throughout, whilst handy & practical storage provisions can be found throughout the flat.

Externally the property further benefits from its own garden area, a communal drying green & an outbuilding for additional storage.

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**

14' x 12' 4" ( 4.27m x 3.76m )

#### **Kitchen**

10' 4" x 4' 10" ( 3.15m x 1.47m )

#### **Bedroom**

12' 5" x 10' 10" ( 3.78m x 3.30m )

#### **Bedroom**

12' 7" x 7' 1" ( 3.84m x 2.16m )

#### **Family Bathroom**



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## welcome to Abbey Road, Stirling

- First floor flat
- 2 Bedrooms
- Spacious Sitting Room
- Kitchen
- Family bathroom

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

offers over  
**£132,500**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
STI110604 - 0002

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**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)