



Bannockburn Road, Stirling, FK7 0DG

welcome to

Bannockburn Road, Stirling

Introducing this well-proportioned 2-bedroom ground floor flat which is situated in a sought-after residential area, close to Stirling City Centre. The property certainly offers a comfortable, one level, living space & viewing is recommended to fully appreciate all that this delightful flat 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 flat will have broad appeal to a wide demographic of potential buyers, including those who perhaps those requiring one level living.

Initial access into the building leads into the communal hallway, with the accommodation on offer then comprising of an Entrance Hallway & immediately drawing you in is the spacious Sitting/Dining 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; a large window to the front aspect allows a wealth of natural light to flourish into the room. Conveniently situated off the Sitting/Dining Room is the Kitchen: tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. There are two well-proportioned Bedrooms & completing the accommodation on offer is the stylish, refitted Family Bathroom which a real standout feature & comprises of a bath with over shower, wash hand basin & WC.

Externally the property benefits from its own front garden, a driveway which provides handy off-road parking convenience & a communal rear garden/drying green.

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' 6" max x 13' 8" (4.72m max x 4.17m)

Kitchen

9' 1" x 8' (2.77m x 2.44m)

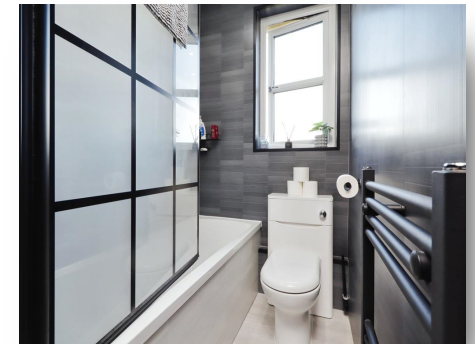
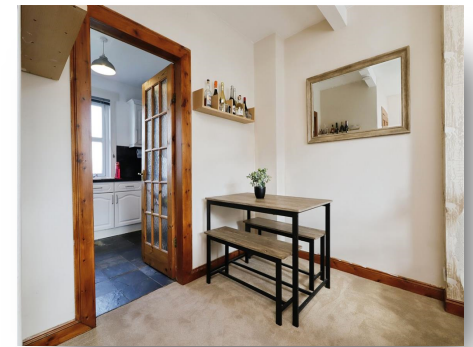
Bedroom

11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom

8' 1" x 8' (2.46m x 2.44m)

Family Bathroom



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welcome to

Bannockburn Road, Stirling

- Ground floor flat
- Spacious Sitting/Dining Room
- Kitchen
- 2 Bedrooms
- Refitted, modern Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI109152 - 0003

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



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



allenandharris.co.uk