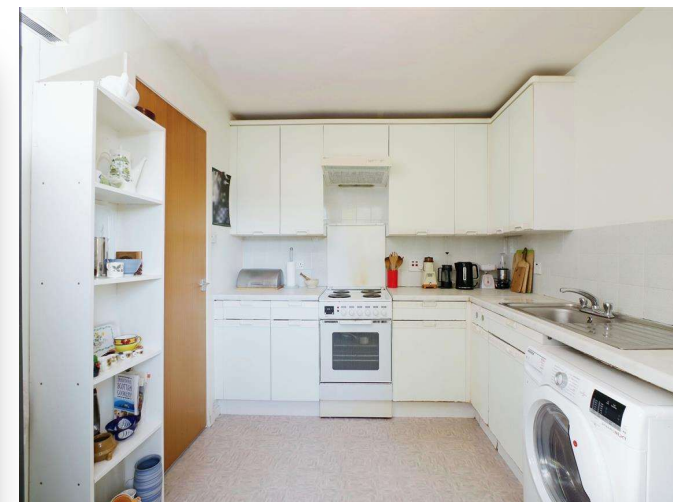


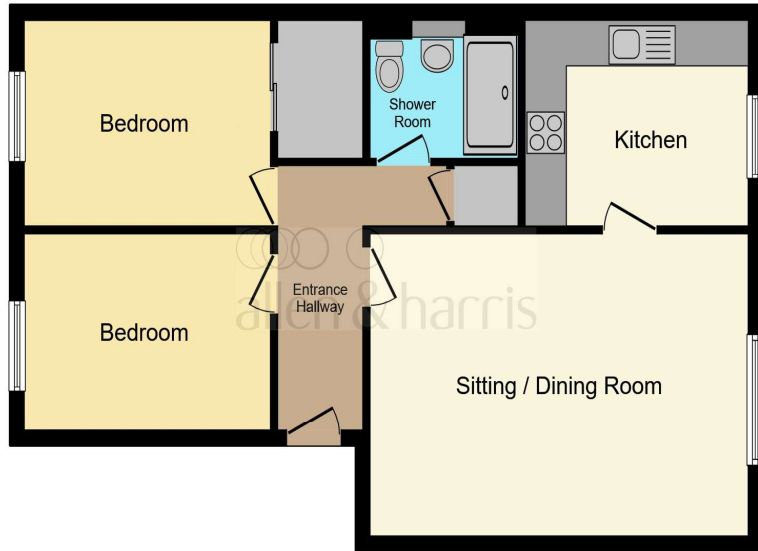


Forth Court, Stirling, FK8 1XW

welcome to

Forth Court, Stirling

An impressive & deceptively spacious, two-bedroom top floor flat which offers well-proportioned accommodation & is ideally situated in a popular residential area. Viewing is highly recommended to truly appreciate all that this lovely 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 is sure to have broad appeal to a wide demographic of potential buyers & access is via a security entry system into the communal hallway, with a staircase then leading up to all floors.

The accommodation on offer initially comprises of a welcoming 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 also 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, plus fitted worktops; the Kitchen provides convenience & ample storage. Retracing our steps back to the Hallway, we then find the two well-proportioned Bedrooms with the Principal Bedroom benefitting from in-built storage. Completing the accommodation on offer is the modern Shower Room, which comprises of a shower cubicle, wash hand basin & WC.

The home is well-presented throughout, whilst also benefitting from handy & practical storage provisions. Externally, the property has the inclusion of 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.

Entrance Hallway

Sitting / Dining Room

16' 6" x 13' 2" (5.03m x 4.01m)

Kitchen

10' 7" x 8' 9" (3.23m x 2.67m)

Bedroom

11' 8" exc storage x 9' 2" (3.56m exc storage x 2.79m)

Bedroom

11' 9" x 8' 3" (3.58m x 2.51m)

Shower Room



view this property online allenandharris.co.uk/Property/STI110665



welcome to

Forth Court, Stirling

- Top floor flat
- Deceptively spacious accommodation
- Sitting/Dining Room
- Kitchen
- 2 Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£125,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110665



Property Ref:

STI110665 - 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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allen & harris



01786 445011



Stirling@allenandharris.co.uk



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



allenandharris.co.uk