



Glasgow Road, Stirling, FK7 0PA

welcome to

Glasgow Road, Stirling

**** BUY-TO-LET INVESTMENT - TENANT IN SITU **** Introducing this immaculately presented 1 Bedroom ground floor flat, which is situated in a highly sought-after residential area.



This ground floor flat is an ideal Buy-To-Let investment opportunity, due to being sold with a long-standing tenant in situ & also benefits from its own main/rear door access.

Immediately catching your attention is the spacious Sitting Room; this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day. Ideally located off the Sitting Room is the Kitchen; tastefully tailored with an array of wall & base units, plus fitted worktops & integrated oven/hob - the Kitchen provides convenience & ample storage. The Bedroom is double in size & concluding the accommodation on offer is a Shower Room, which compromises of a shower cubicle, WC & wash hand basin.

Externally, there is a communal garden & a private seating area.

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

Sitting Room

17' 3" max x 11' max (5.26m max x 3.35m max)

Kitchen

12' 1" x 6' (3.68m x 1.83m)

Bedroom

11' 1" x 9' 2" (3.38m x 2.79m)

Shower Room



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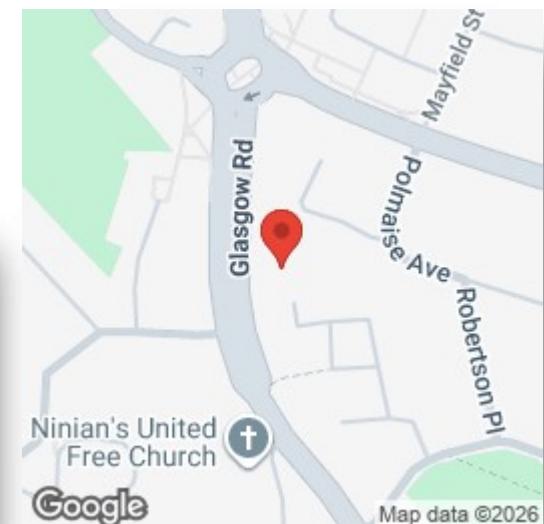
- ** BUY-TO-LET INVESTMENT - TENANT IN SITU **
- 1 Bedroom, Ground Floor Flat
- Own main/rear door access
- Spacious Sitting Room
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£85,000



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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.



Property Ref:
STI110716 - 0002



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