



WELL PRESENTED UPPER FLAT

BRIGHT AND SPACIOUS LOUNGE

TWO GOOD SIZE BEDROOMS

**PRIVATE REAR GARDEN & SHARED DRYING
AREA**

CLOSE TO STIRLING CITY CENTRE

FULLY FITTED KITCHEN WITH PANTRY

MODERN FAMILY BATHROOM

ON-STREET PARKING



16 Burnside Street
Stirling, FK7 7QD

OFFERS OVER
£128,500

Entrance

Access is to the side of the property via a white UPVC door.

Vestibule

The entrance vestibule has a coat rack and shelving with stairs leading to the hallway.

Entrance Hallway

The inner Hallway benefits from a built-in storage cupboard and provides access to the two bedrooms, the lounge and the bathroom.

Lounge

13' 3" x 12' 6" (4.04m x 3.81m)

The bright and spacious lounge has two windows overlooking the front of the property with light oak effect laminate flooring and fantastic built-in storage with a further storage area which is currently used as an office. There is space for a small dining table and chairs and access is provided to the kitchen.

Fitted Kitchen

9' 0" x 8' 1" (2.74m x 2.46m)

The fully fitted kitchen has a good range of oak effect wall and base units with a built-in oven and gas hob. Included is the fridge/freezer and the washer/dryer, there is a tiled splashback and laminate flooring, a window overlooking the rear garden and a large walk-in pantry.

Principal Bedroom

The carpeted principal bedroom overlooks the front of the property and has a large free-standing wardrobe and decorative panelling above the bed.

Bedroom 2

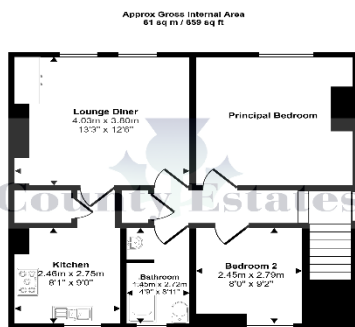
9' 2" x 8' 0" (2.79m x 2.44m)

The second bedroom is to the rear and has carpeted flooring and ample room for free-standing furniture.

Family Bathroom

8' 11" x 4' 9" (2.72m x 1.45m)

Modern family bathroom which is fully tiled with a white three piece suite and a thermostatic shower over the bath. There is an opaque window to the rear, vinyl flooring and a wall mounted LED mirrored cabinet.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as the bathroom suite are representations only and may not look like the real items. Made with Metre Energy 360.

Gardens & Parking

The property benefits from a private rear garden which is fully enclosed and mainly laid to lawn with a paved pathway and seating area with plants and shrubs. There is also a shared drying green to the rear and on-street parking to the front of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. The built-in oven and gas hob, fridge/ freezer and washer/dryer in the kitchen (No guarantees or warranties on appliances) and the free-standing wardrobe in the principal bedroom.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

Home Report

To view this home report please email us on:
admin@county-estates.net



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.