



Colquhoun Street  
Stirling  
FK7 7QE

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## Offers Over £83,000

This traditional 1st (Top) floor flat is situated in an exceptionally convenient location within walking distance of Waitrose Supermarket, Railway & Bus Stations and the City Centre.

The flat offers large rooms and high ceilings making a bright and spacious home, ideal as a First Time Buy or Investment opportunity.



Home Report Valuation  
£85,000

Council Tax Band B

EPC Rating F



The building has a security controlled communal front door with well maintained stairwell to the main entrance.

Internally the accommodation comprises reception hallway, large lounge/dining room with window to the rear courtyard, compact kitchen with selection of floor and wall units, double bedroom with triple fitted wardrobe and a modern bathroom with 3 piece suite and over bath shower.

The flat has electric heating, loft area and access to a small communal garden to the rear.

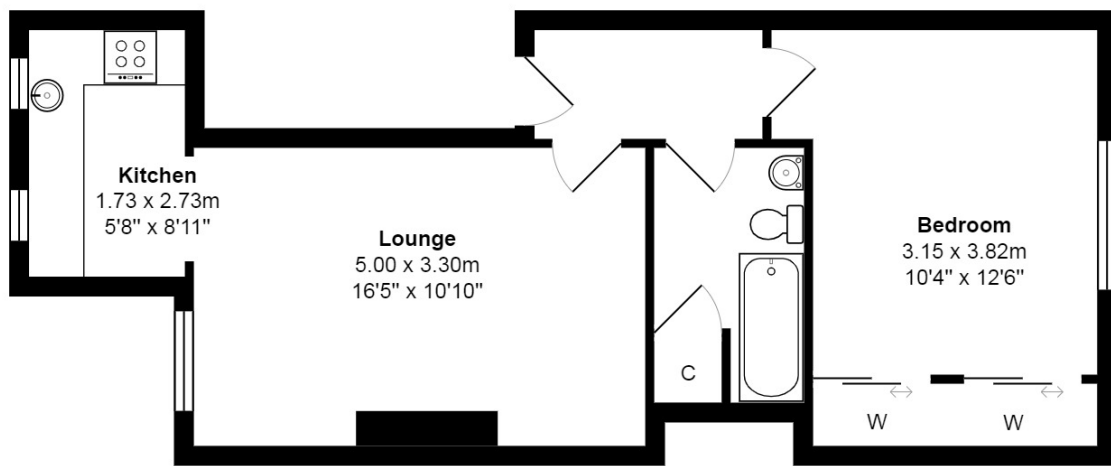


Colquhoun Street is situated close to the City Centre where there are a wide range of high street retailers and a good selection of sporting/recreational facilities. Regular bus and rail links are also close at hand. There is easy access to motorway links allowing swift and easy access in and around the Central Belt.



## Vendor Comments

*The location of the flat is perfect to access all the amenities Stirling City has to offer.*



Total Area: 45.1 m<sup>2</sup> ... 486 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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