



6D BRUCE STREET, STIRLING, FK8 1PB  
OFFERS OVER £114,500





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B-Spoke Property are delighted to offer to the sales market, this 2 Bedroom First Floor Flat situated in the City Centre of Stirling.

Early viewing is recommended to fully appreciate the accommodation on offer.

- 2 Bedrooms
- Lounge
- Kitchen
- Shower Room
- WC

There is a communal garden area to the rear of the property.

The property is ideally located to provide easy access to transport links, with Stirling having both main line rail and bus stations. For those travelling by car the motorway networks are nearby providing swift access to business centres in the central belt.

Stirling shopping centres, bars, restaurants and supermarkets are all within walking distance.

## VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



The property comprises:

- Bright, spacious Lounge with window to the front of the property.
- Kitchen with fitted wall and base units and co-ordinating worktop. Space for Electric cooker, fridge freezer and washing machine.
- 2 well-proportioned Double Bedrooms.
- Shower Room with large walk -in shower and white wash hand basin.
- Separate WC with wash hand basin.

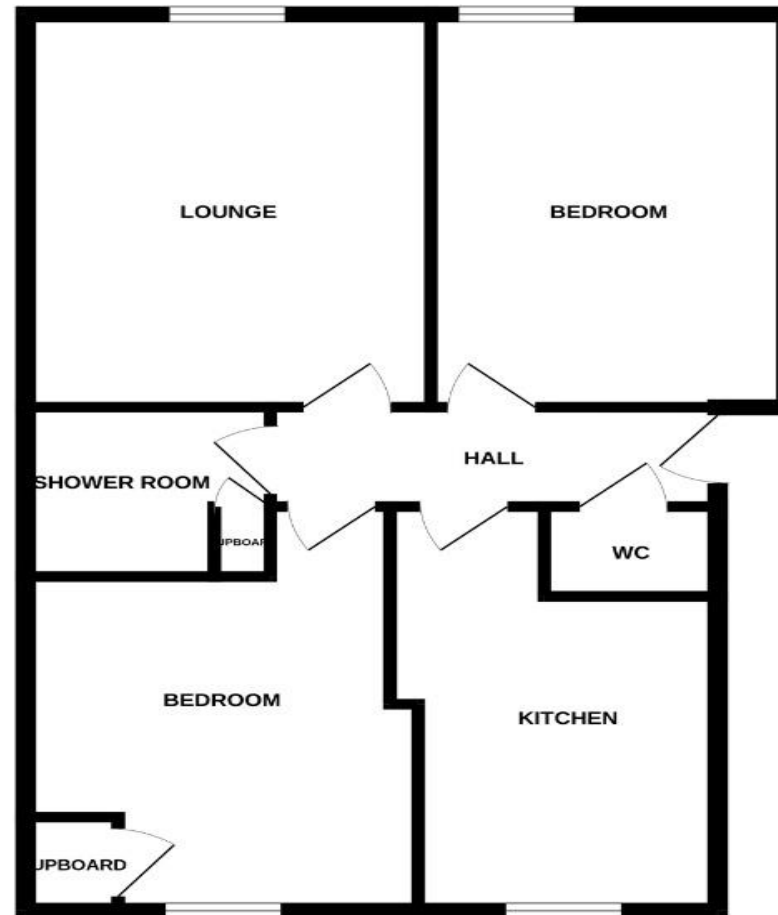
Warmth is provided by GCH & DG.

Parking is available on street.

## DIMENSIONS

<b>Lounge</b>	4.40m x 3.69m
<b>Kitchen</b>	4.18m x 2.48m
<b>Bedroom 1</b>	4.18m x 3.51m
<b>Bedroom 2</b>	4.40m x 2.87m
<b>Shower Room</b>	2.24m x 1.66m
<b>WC</b>	1.46m x 0.91m

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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