



18D UNION STREET, STIRLING, FK8 1NY

OFFER OVER £130,000





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

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

- 2 Double Bedrooms
- Lounge
- Kitchen
- Utility Room
- Bathroom

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

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



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.

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 accommodation comprises:

- Bright, spacious Lounge with window to the rear of the property. Feature electric fire with surround.
- Kitchen with fitted wall and base units and co-ordinating worktop. Brand new integrated electric hob, oven and extractor hood.
- Separate Utility Room providing ample storage and space for washing machine and fridge freezer.
- 2 well-proportioned Double Bedrooms. Bedroom 1 has an alcove with built in shelves and cupboard and Bedroom 2 has the added feature of an original cast iron fireplace.
- Bathroom with white 3-piece suite and over bath mixer valve operated shower.

Warmth is provided by GCH & DG. Parking is available on street.

DIMENSIONS

Lounge	4.58m x 3.00m
Kitchen	2.29m x 1.47m
Utility Room	1.96m x 1.84m
Bedroom 1	4.05m x 3.33m
Bedroom 2	4.05m x 2.81m
Bathroom	1.94m x 1.91m



B-Spoke Property
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AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.

FIRST FLOOR

