



8 KENT ROAD, STIRLING, FK7 7PP  
OFFER OVER £119,500







## 8 KENT ROAD

OFFERS OVER £119,500

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

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

- 2 Double Bedrooms
- Lounge
- Kitchen
- Bathroom

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

There is both private and communal garden areas 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:

- Main door entrance with stairs leading to upper hall with access to all accommodation and large walk-in storage cupboard
- Bright, spacious Lounge with window to the front of the property. Feature electric fire with surround.
- Kitchen with fitted wall and base units and co-ordinating worktop. Integrated gas hob, electric oven and extractor hood. Space for fridge freezer, washing machine and dishwasher.
- 2 well-proportioned Double Bedrooms. Bedroom 1 has a large wardrobe included, providing ample storage.
- Fully tiled Bathroom with white 3-piece suite including L shaped shower bath, glass shower screen and over bath electric shower.

## DIMENSIONS

<b>Lounge</b>	4.59m x 3.57m
<b>Kitchen</b>	3.08m x 3.00m
<b>Bedroom 1</b>	3.62m x 3.38m
<b>Bedroom 2</b>	3.48m x 3.02m
<b>Bathroom</b>	1.80m x 1.80m

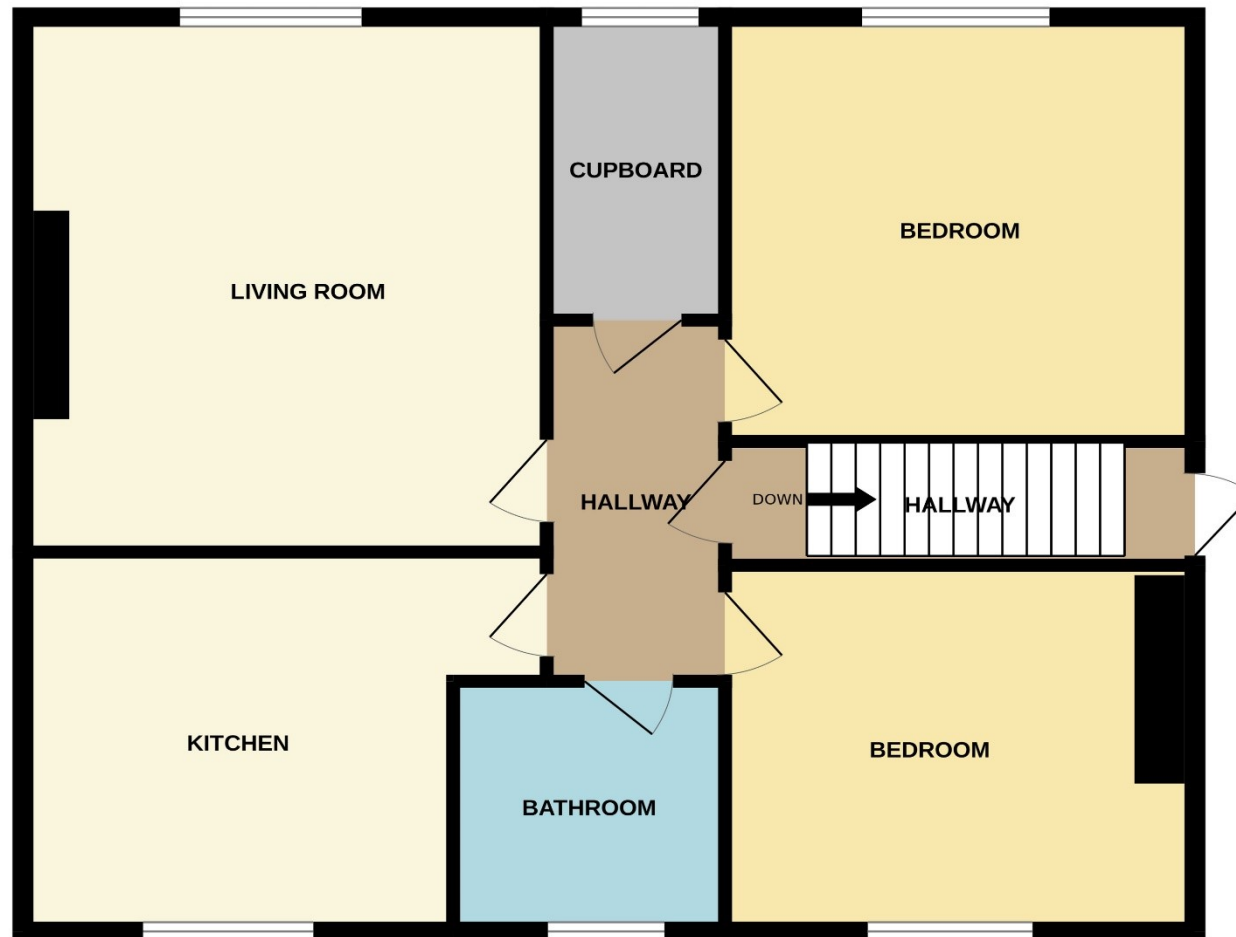




**B-Spoke Property**  
50 Port Street, Stirling, FK8 2LJ  
01786 448 109  
office@bspokeproperty.com

**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



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