



12 CLAYCROFTS PLACE, STIRLING, FK7 7QH  
OFFER OVER £159,950







## 12 CLAYCROFTS PLACE

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B-Spoke Property are delighted to bring to the market, a rarely available ground floor apartment in Stirling City Centre.

Early viewing is highly recommended to fully appreciate the size and location of the property on offer.

- 2 Double Bedrooms
- Master En-Suite Shower Room
- Open Plan Lounge / Kitchen
- Bathroom
- Security Entry System
- Electric Central Heating
- Double Glazing

Externally the property has communal garden grounds, bin storage area, allocated private residents parking and ample visitors parking.

The property is ideally located to provide excellent 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.

Within walking distance to Stirling shopping centres and supermarkets. Nearby leisure facilities include bars, restaurants, cinema, swimming pool and sports/leisure clubs.

### 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.





- Internally the comfortable and well-proportioned living accommodation comprises of:
- Entrance Hallway with storage closet.
  - Spacious Open Plan Lounge with feature arched window to the front of the property.
  - Kitchen area with ample high gloss wall and base units. Integrated appliances include ceramic hob, electric oven, microwave, fridge freezer and washing machine.
  - Master Bedroom with built-in storage and En-Suite Shower.
  - Second double Bedroom with mirrored wardrobe.
  - Bathroom comprising white 3-piece suite with vanity unit and over bath electric shower with glass shower screen.

## DIMENSIONS

<b>Open Plan Lounge / Kitchen</b>	6.79m x 4.28m
<b>Master Bedroom</b>	4.51m x 2.92m
<b>En-suite</b>	2.17m x 1.69m
<b>Bedroom 2</b>	3.77m x 2.49m
<b>Bathroom</b>	2.15m x 2.01m





**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.

# GROUND FLOOR

