



9 WEIR STREET, STIRLING, FK8 1FH

OFFERS OVER £139,500





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B-Spoke are delighted to offer to the sales market this well presented Top Floor Apartment situated within a quiet part of the historic City Centre of Stirling with views of Stirling Castle and the Wallace Monument.

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

- 2 Bedrooms
- Open Plan Lounge / Dining
- Kitchen
- Bathroom

Warmth is provided by gas central heating and double glazed windows.

To the outside there is a private parking space allocated, as well as additional parking for visitors. There is also a communal drying area.

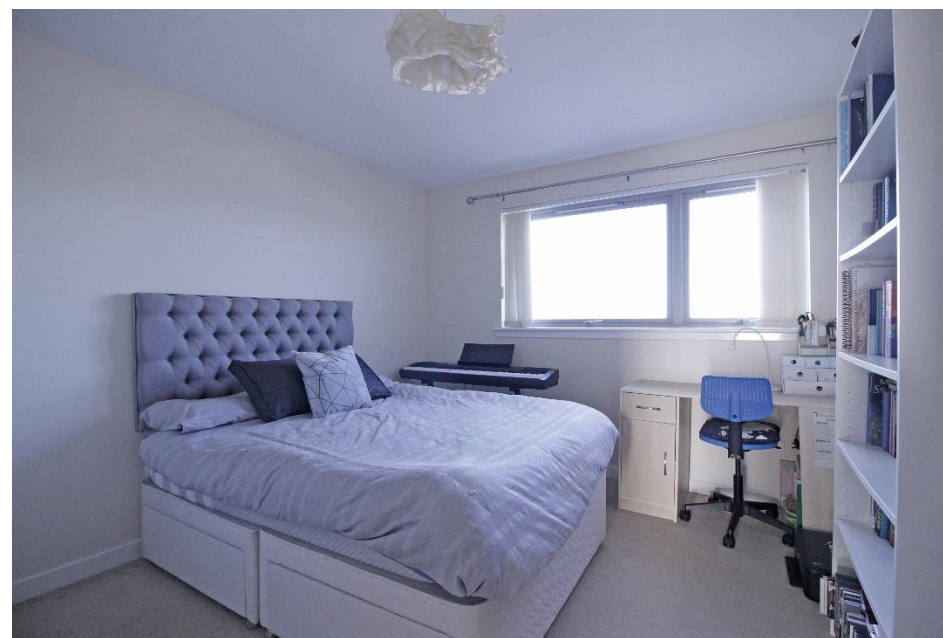
Local amenities and high street shopping are all close to hand, as well as major supermarkets.

The historic City of Stirling offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities, shopping centres with major high street stores and supermarkets.

The property is ideally located to provide excellent commuter links, with Stirling city centre having both main line rail and bus services. For those travelling by private car the motorway can be found close by providing access to all major cities within 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 property comprises:

- Security Entry System.
- Entrance hall with storage cupboard.
- Spacious open plan Lounge/ Dining area, with feature french doors opening out onto a private balcony with stunning view of Stirling Castle.
- Two well-proportioned Double Bedrooms, with Bedroom 1 having the added benefit of built-in mirrored wardrobes.
- Family Bathroom with a white three piece suite, electric over bath shower and curtain rail.

DIMENSIONS

Lounge / Dining Area	5.90m (19' 4") x 3.30m (10' 4")
Kitchen	3.00m (9' 10") x 2.60m (8' 6")
Bedroom 1	4.75m (15' 7") x 2.60m (8' 6")
Bedroom 2	3.64m (11' 11") x 3.20m (10' 6")
Bathroom	2.26m (7' 5") x 1.90m (6' 3")



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.