



3 OLD HARBOUR SQUARE, RIVERSIDE, STIRLING, FK8 1RB
OFFERS OVER £180,000





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B-Spoke are delighted to offer to the sales market this modern Executive Ground Floor Apartment.

Situated within the sought after area of Riverside, a short walk from Stirling City Centre, the property offers spacious and well-presented accommodation.

Early inspection is highly recommended to allow prospective purchasers the opportunity to fully appreciate the quality and style of the accommodation on offer.

- 2 Double Bedrooms
- Master En-Suite Shower Room
- Open Plan Lounge / Kitchen
- Bathroom

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

Externally there is electronic security gates to private residents parking space and spaces for visitor parking.

The property is near the popular Forthside Development with sports centre, cinema, restaurants and more.

Stirling City Centre has an array of amenities and provides excellent transport by both main line rail and the bus station. Motorway networks are nearby providing swift access to the central belt and beyond.

Schooling is available in Riverside at the local primary school which is at the heart of this thriving community and secondary level schooling is also available nearby.

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.



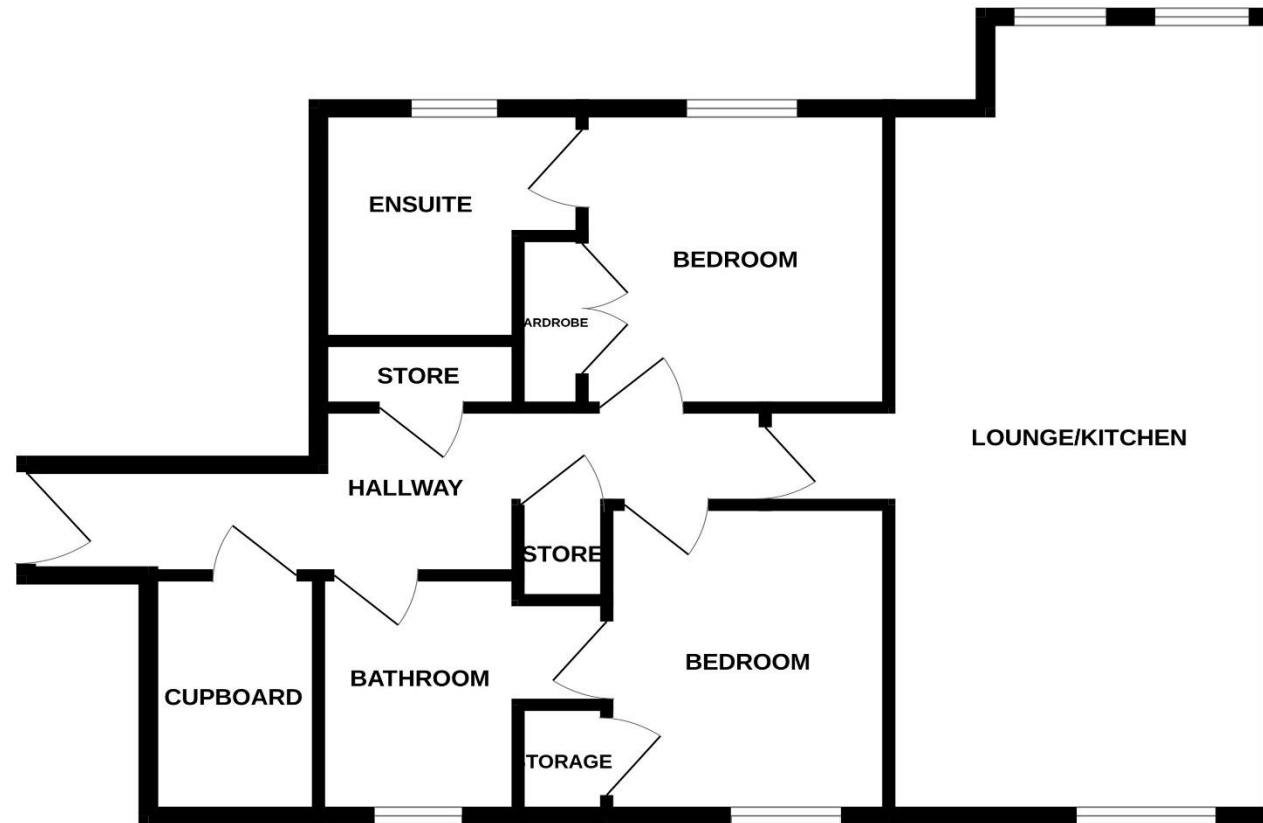
Accommodation comprises;

- Private Security Entrance system.
- Hallway providing access to all main apartments with two spacious storage cupboards.
- Bright, spacious Lounge with open plan layout to the Kitchen area which includes: centre island, integrated gas hob, electric oven, extractor hood, fridge freezer and washing machine.
- Master Bedroom which benefits from fitted wardrobes providing ample storage and access to En-Suite Shower Room.
- Second Double Bedroom with built-in storage cupboard.
- Family Bathroom with white 3 piece suite comprising: WC, wash hand basin and bath with over bath mains shower.

DIMENSIONS

Lounge / Kitchen Area	7.87m x 4.42m
Master Bedroom	3.18m x 2.95m
En-Suite Shower Room	2.17m x 1.95m
Bedroom 2	2.85m x 2.67m
Bathroom	2.86m x 1.96m

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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