



15 WHINS ROAD, STIRLING, FK7 0HD
OFFER OVER £145,000





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B-Spoke Property are delighted to offer to the sales market, an immaculate and rarely available 2 Bedroom Semi Detached family home.

Whins Road is in a popular residential area, close to Stirling City Centre and is conveniently placed for all local amenities.

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

- 2 Double Bedrooms
- Lounge
- Kitchen
- Conservatory
- Family Bathroom

There are neat and well-established garden grounds to the front and rear of the property with a large garden shed and second smaller shed. The driveway and garage provide ample off-street parking.

The historic City of Stirling offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores. Schooling is nearby at both primary and secondary levels.

The property is also 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 throughout the central belt and beyond.

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:

- Lounge with access to the kitchen and window overlooking the front of the property. Feature fireplace with electric fire.
- Spacious Fitted Kitchen with integrated electric oven, gas hob and extractor hood. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Storage cupboard and inner hallway with access to the conservatory. Side door providing external access to the driveway.
- Conservatory with access to the rear patio area and garden.
- Double Bedroom with two built-in storage cupboards providing ample storage space and second Double Bedroom with a further built-in storage cupboard.
- Fully tiled Family Bathroom with a white 3 piece suite comprising: WC, wash hand basin and bath with over bath electric shower and folding glass shower screen.

DIMENSIONS

Lounge	4.16m x 4.07m
Kitchen	5.18m x 2.86m
Conservatory	3.41m x 2.21m
Bedroom 1	4.06m x 3.25m
Bedroom 2	3.29m x 3.23m
Family Bathroom	2.11m x 1.94m



GROUND FLOOR



B-Spoke Property

50 Port Street, Stirling, FK8 2LJ

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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.