



25 HAZELBANK GARDENS, STIRLING, FK8 1PY  
OFFERS OVER £92,500







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B-Spoke Property offer to the sales market this 2 Bedroom Ground Floor Flat situated close to the historic City Centre of Stirling. Local amenities and high street shopping are all close to hand, as well as major supermarkets.

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

- 2 Bedrooms
- Lounge
- Dining Kitchen
- Shower Room

Warmth is provided by GCH & DG.

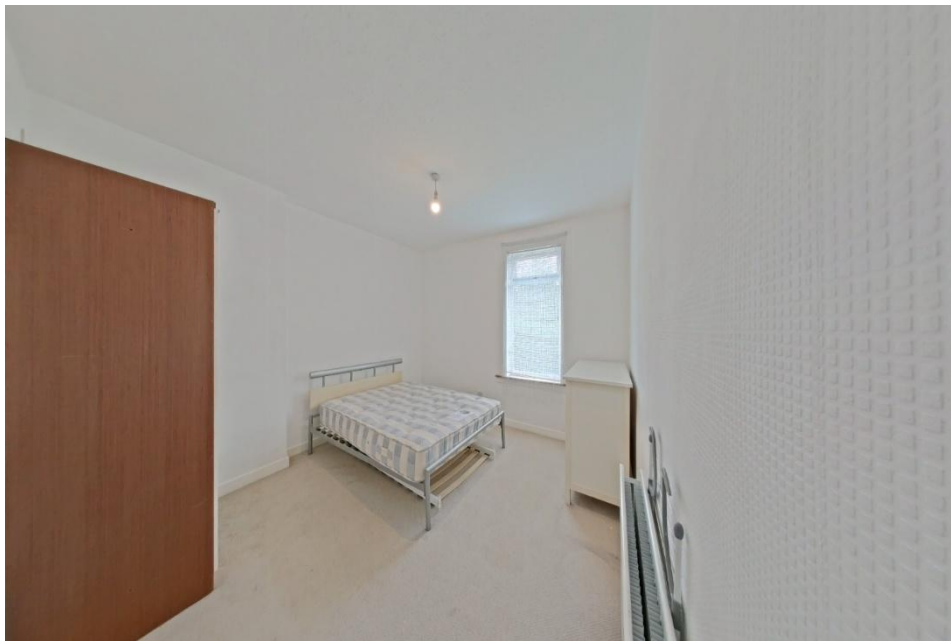
Private garden to the front and rear along with communal drying area.

Parking is available on street.

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.

## 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:

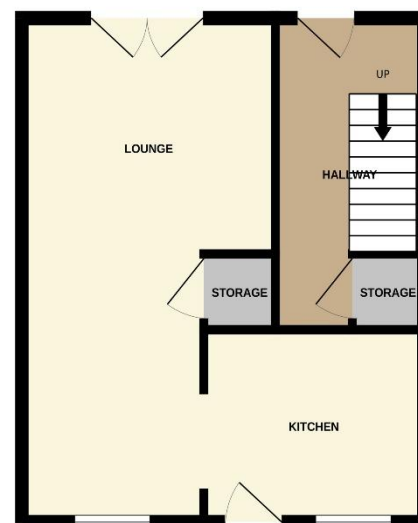
- Main door entry to Entrance Hall with 2 cupboards providing ample storage.
- Well-proportioned Lounge with window overlooking the front of the property. Feature alcove and access to Kitchen.
- Dining Kitchen with modern co-ordinating wall and base units. Integrated electric hob, electric oven and extractor hood. Space for washing machine and fridge.
- Shower Room comprising white WC, wash hand basin and mains shower with corner shower cubicle.
- Two Bedrooms.

## DIMENSIONS

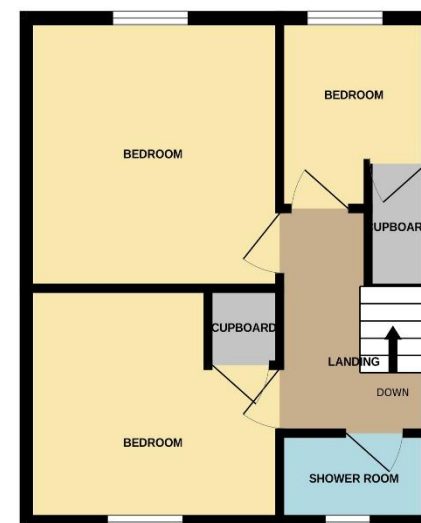
<b>Lounge</b>	4.70m x 3.74m
<b>Kitchen</b>	3.01m x 2.37m
<b>Bedroom 1</b>	3.51m x 3.48m
<b>Bedroom 2</b>	3.03m x 2.40m
<b>Shower Room</b>	1.99m x 1.78m



GROUND FLOOR



1ST 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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