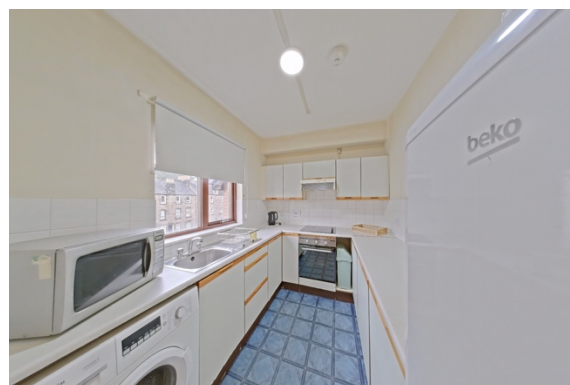




FLAT 17, WALLACE COURT, STIRLING, FK8 1NS  
OFFER OVER £124,500



## FLAT 17, WALLACE COURT

OFFERS OVER £124,500

B-Spoke Property are delighted to offer to the sales market this modern Top Floor Flat in the heart of the City Centre, close to all local amenities.

This property offers an excellent investment opportunity or would be ideal for First Time Buyers.

- 2 Double Bedrooms
- Lounge
- Kitchen
- Shower Room

The flat has electric heating, double glazing and further benefits from private residents parking.

The property is ideally located to provide easy access to 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.

Stirling shopping centres, bars, restaurants and supermarkets are all within walking distance.

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

## 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:

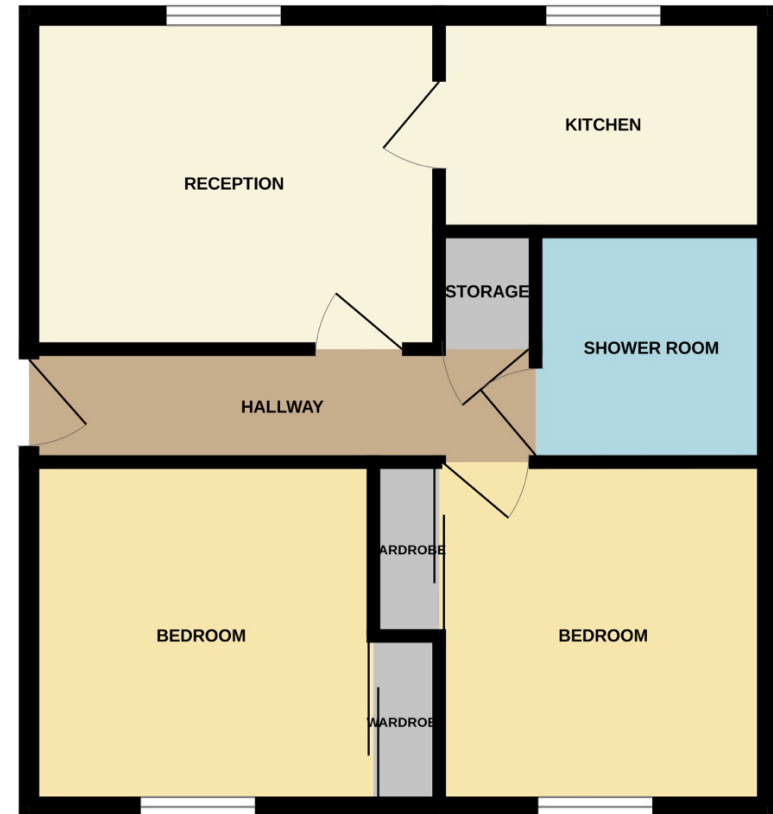
- Communal security entrance with stair access to the top floor.
- Reception hallway with storage cupboard.
- Bright, spacious Lounge with feature electric fire and surround.
- Fitted Kitchen with integrated electric hob, oven and extractor hood. Space for washing machine & fridge freezer.
- Two Double Bedrooms with fitted mirrored wardrobes.
- Shower Room with WC and wash hand basin, shower cubicle with electric Shower.

## DIMENSIONS

<b>Lounge</b>	3.86m x 3.40m (12'8" x 11'2")
<b>Kitchen</b>	2.73m x 2.34m (9'0" x 7'8")
<b>Bedroom 1</b>	3.05m x 2.61m (10'0" x 8'7")
<b>Bedroom 2</b>	2.92m x 2.62m (9'8" x 8'7")
<b>Bathroom</b>	2.03m x 2.01m (6'8" x 6'7")



## 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 misstatement. 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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