



76 WISHART DRIVE, STIRLING, FK7 7TS
OFFERS OVER £94,500





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B-Spoke Property are delighted to offer to the market a Ground Floor 1 Bedroom Flat in the popular residential area of Broomridge, Stirling. Ideal for Investors or First Time Buyers.

Well presented to a good standard, this main door lower flat also provides private garden space to the rear with decking area.

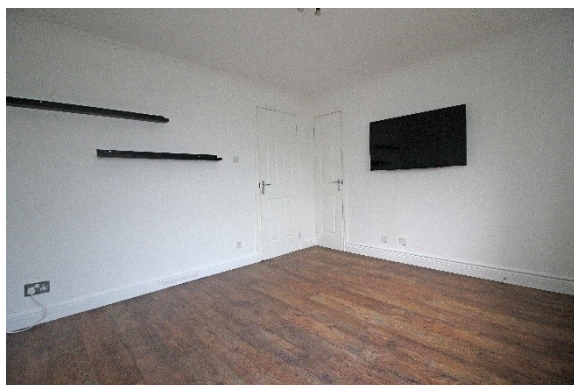
- Double Bedroom
- Lounge
- Kitchen
- Shower Room

The popular and quiet residential area of Broomridge is located a short drive from the City Centre of Stirling.

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.

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:

- Entrance Vestibule.
- Lounge with storage cupboard and window to the front of the property.
- Fitted Kitchen with integrated electric hob, oven and extractor hood. Space for washing machine and fridge freezer.
- Master Bedroom which benefits from built in mirrored wardrobes providing ample storage.
- Shower room with white wc and wash hand basin. Shower cubicle with glass doors and electric shower.

Warmth is provide by electric heating and double glazed windows.

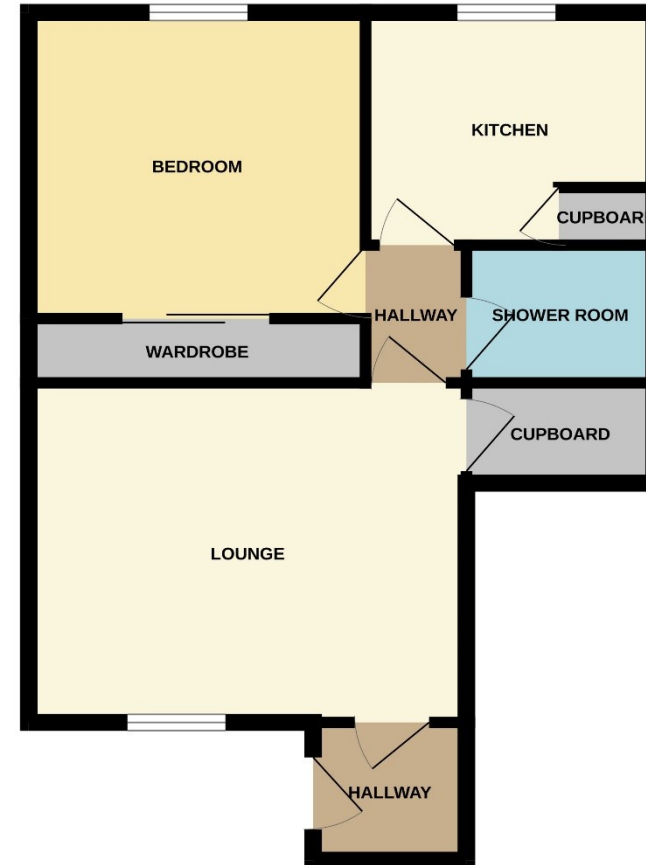
Parking is also available for residents and visitors to the front of the property.

DIMENSIONS

Lounge	3.65m x 3.20m
Kitchen	2.33m x 2.30m
Bedroom	3.32m x 2.43m
Shower Room	1.53m x 1.37m



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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AGENTS NOTE
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