



49 COOPERAGE QUAY, RIVERSIDE, STIRLING, FK8 1JH

OFFER OVER £174,500





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B-Spoke Property are delighted to bring to the market, a rarely available ground floor apartment in the sought after area of Riverside, Stirling. Cooperage Quay is a luxury development made up of similar property styles and is well placed for all city centre amenities.

Specification is to a very high standard and includes quality kitchen and bathroom fittings.

- 2 Double Bedrooms
- Master En-Suite Shower Room
- Kitchen
- Bathroom
- Security Entry System
- Gas Central Heating
- Double Glazing

Externally the property has communal garden grounds, bin storage area, allocated private residents parking and ample visitors parking.

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.

Within walking distance to Stirling shopping centres and supermarkets. Nearby leisure facilities include bars, restaurants, cinema, swimming pool and sports/leisure clubs.

Early viewing is highly recommended to fully appreciate the quality and standard of 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.



Internally the comfortable and well-proportioned living accommodation comprises of:

- Entrance Hallway with storage closet.
- Spacious Lounge with feature silk papered wall and window to the front of the property.
- Stunning Kitchen with ample high gloss wall and base units Integrated appliances include Miele 5 ring gas hob, Miele electric oven, Miele dishwasher, Siemens fridge freezer and AEG washing machine.
- Master Bedroom with built-in storage and En-Suite Shower / Wet Room.
- The fully tiled En-Suite features high quality Porcelanosa sanitaryware with brass fittings, rainforest shower and separate fixed parking bracket, flex and shower handset. Warmth is provided by underfloor heating.
- Second double Bedroom with built-in storage.
- Fully tiled Bathroom comprising white Porcelanosa 3-piece suite with brass fittings, including mixer tap with shower kit and high gloss vanity and wall mounted units. Warmth is provided by underfloor heating.

All rooms are tastefully presented with fresh neutral decor and all fitted floor coverings are included the sale. Some furnishings are available by separate negotiation.

## DIMENSIONS

<b>Lounge</b>	4.23m x 3.90m
<b>Kitchen</b>	3.52m x 2.62m
<b>Master Bedroom</b>	4.74m x 2.83m
<b>En-suite</b>	2.07m x 1.27m
<b>Bedroom 2</b>	3.25m x 2.86m
<b>Bathroom</b>	2.12m x 1.98m



**B-Spoke Property**  
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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.

## GROUND FLOOR

