



**\*\*Student Property\*\***

Bastion Property Management are delighted to offer to the rental market this four-bedroom top floor maisonette flat situated within the city centre of Stirling. The property is ideal for students.

Access to the property is gained through a communal entry door leading to the properties own front door. Internally the property is comprised of; entrance hallway, spacious lounge, shower room, fitted kitchen, dining room/living space, family bathroom, study room and four bedrooms. The property is to be let on a furnished basis only. Viewings are to be arranged through the letting agent.

Warmth is provided by gas central heating and double glazing. The property further benefits from a communal garden which can be accessed via the back door located in the kitchen. There is also outdoor storage space. Permit parking is available.

This property is located within minutes of the city centre on Wallace Street and is perfectly placed for bus station and train station. The development is approximately 2 miles from the University of Stirling Campus. As a tenant you can enjoy the full city experience of shopping, cafe culture and nightlife. Even Tesco is on your doorstep.

Available Mid July 2024

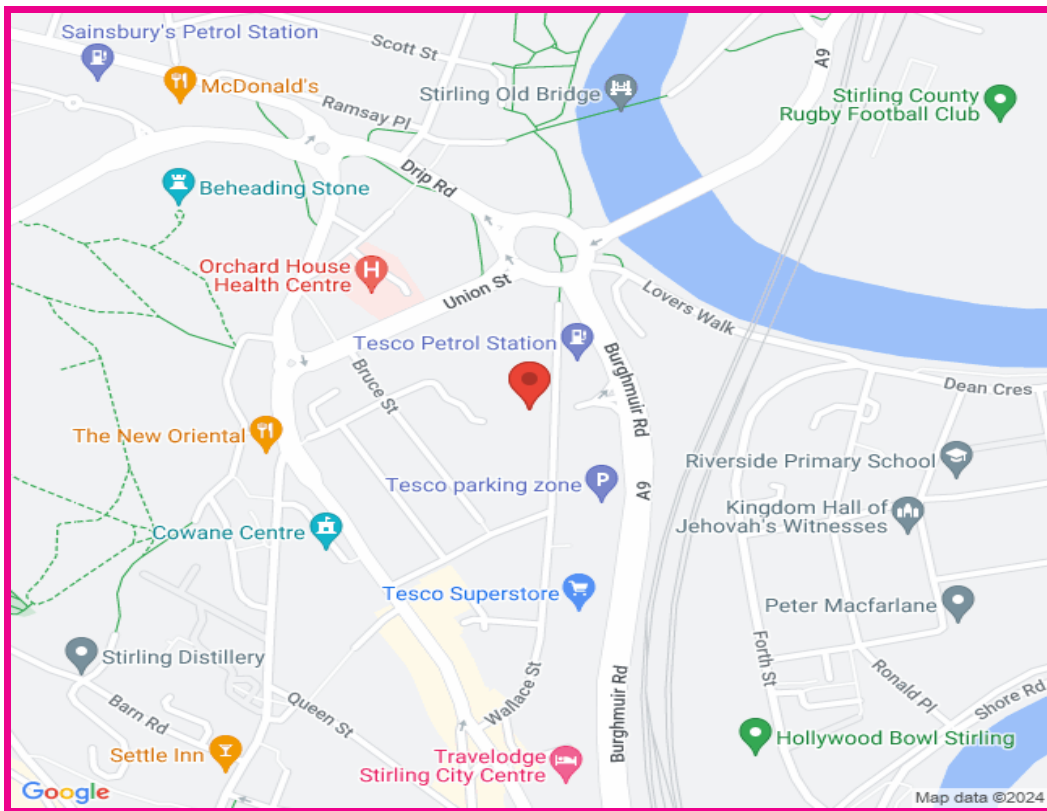
## Room Sizes

All measurements taken from widest point.

Measurements not given on rental properties







### Travel Directions

Leaving the agents office at 33 Upper Craigs, turn left onto Port Street. At the traffic lights turn left onto Wellgreen Road and take the 2nd exit at the roundabout to stay on Wellgreen Road. Bear right onto Upper Craigs and take the 1st exit onto Goosecroft Road. Go through one roundabout and then turn right onto Wallace Street. The property is located on the left hand side.



**BASTION**

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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.