



This property is available for a group or separate individuals.

The Arches is a modern converted former pub located in the heart of Stirling City Centre. Stirling University is a twenty minute commute away, while bustling nightlife, amenities, bus and rail links are only a five minute walk away.

The development comprises twenty-two ensuite bedrooms, across four apartments. Each apartment has a modern fitted kitchen with microwave, dishwasher, washer/dryer, fridge freezer and breakfast bar with stools. There is a built-in cooker and hob with an extractor fan. Living areas include a wall mounted TV and a vacuum cleaner. Each bedroom has a three quarter bed, study desk, wardrobe, mirror and pin board. Each bedroom also has its own stylish en suite shower room including W/C and wash hand basin. Warmth is provided by gas central heating. See the virtual tour giving an example of rooms within this development,

The rent is £730 per month per room. The total amount payable for the 42 week tenancy (3rd September 2025 to 24th June 2026) is £7550 (£730 x 10 monthly payments + £250 reservation rent). There is an additional £730 security Deposit to be paid which is held as per the government legislation. Payment of a £250 reservation rent holds your room. Should you proceed with your contract then this payment counts towards your total rent payment for the tenancy. Wireless Internet and TV licence are included in the rent. For students with a UK based guarantor, rent payments of £730 will be due on or before the 1st of each month, excluding the first payment which is due in July 2025, along with an additional security deposit of £730. Students without UK based guarantors will require to pay three months rent in advance.

Utility bills are subsidised at £10.00 per tenant per week. For apartments that incur bills beyond this quota tenants are required to pay the balance on a joint and severally liable basis at the end of the tenancy.

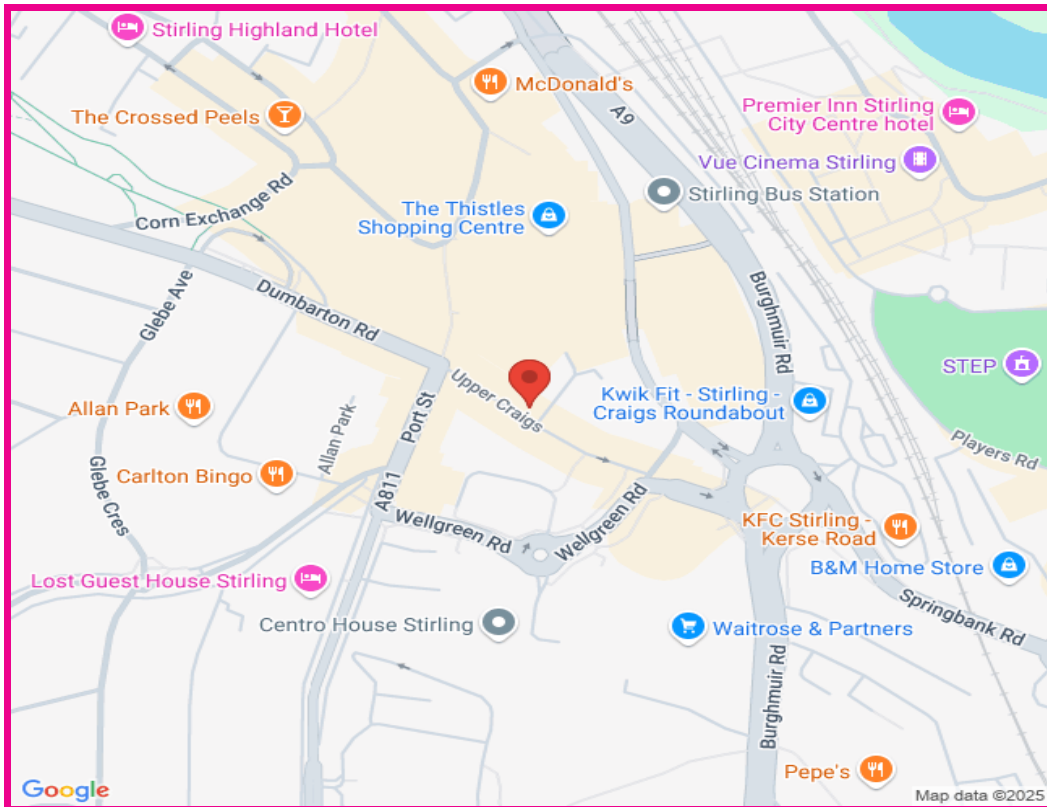












## Travel Directions

The development is in close proximity to the Agent's office



**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.