



**2 Bedroom Apartment**

**£1,250 PCM**



Bastion Property Management are delighted to bring to the market this magnificent spacious loft conversion, located in a popular residential area of Riverside. Viewing is highly recommended to appreciate the accommodation on offer.

Access to the property is gained through the communal hallway. The accommodation comprises an entrance hall with a carpeted staircase that leads to all accommodation. The bright open plan lounge/ kitchen/diner has large velux windows which makes this room light and airy with views over the Ochil hills. The modern kitchen area is fitted with wall and base units and has complimentary worktops. Included in the kitchen area is an oven, hob, cooker hood, and fridge and freezer. There is a large cupboard containing the washing machine and storage.

Both bedrooms have storage and overlooks the rear. The property is finished with a large shower room comprising; WC, wash hand basin and large walk in shower.

Warmth is provided by gas central heating, double glazing and is brightly decorated with a variety of different floor coverings throughout.

The garden is to the rear of the property which is accessed through the common hallway. Parking is on-street and it is advisable to put a request to Stirling Council for permit parking.

As mentioned, the property can be found in the popular residential area of Riverside, from here there is access to an excellent range of local amenities within Stirling including; a range of high street shops, supermarkets, pubs and restaurants. Public transport links surrounding the areas are excellent with both bus and railway stations located in the city centre and within walking distance of the property. Motorway networks are also located nearby. Primary schooling can be found at the local Riverside Primary School and Secondary schooling in the surrounding area.

## Room Sizes

All measurements taken from widest point.

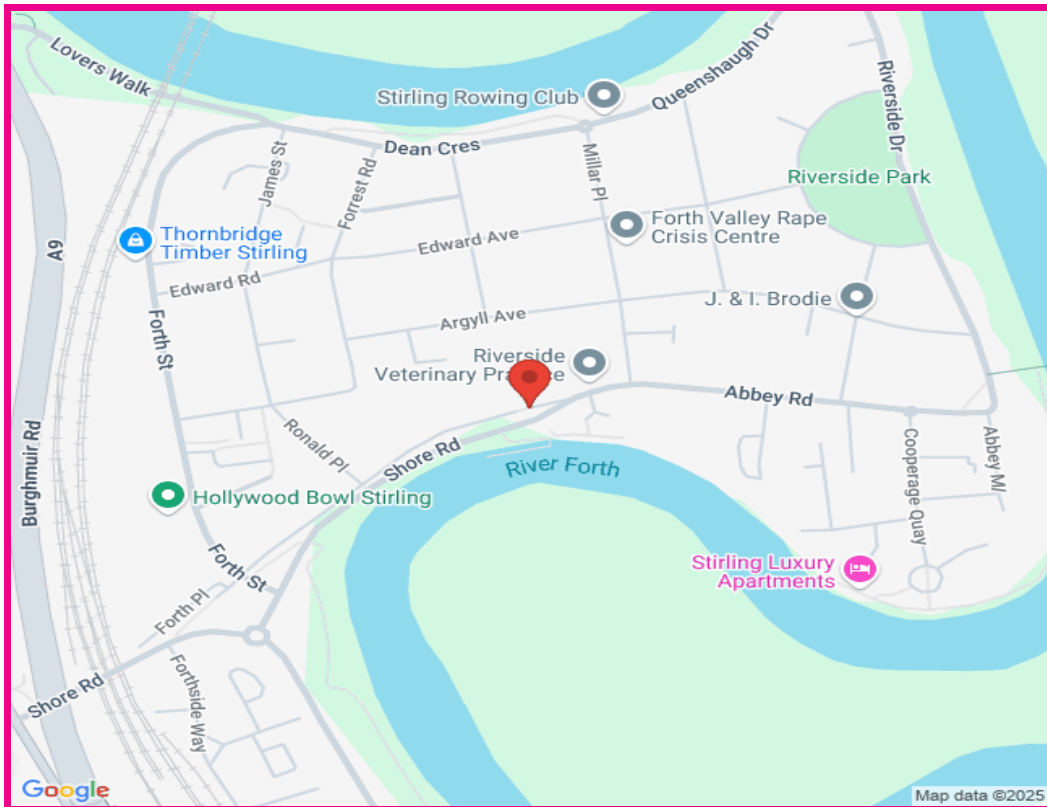
No measurements given on rental properties











### Travel Directions

Leaving Bastion office at 33 Upper Craigs, turn left onto Wellgreen Rd, left onto Goosecroft Rd, B8052 then turn right onto Seaforth Place, Shore Rd. At the roundabout, take the 1st exit onto Shore Rd. Take 1st exit and continue onto Forth Crescent. No. 34 is on the left.



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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.