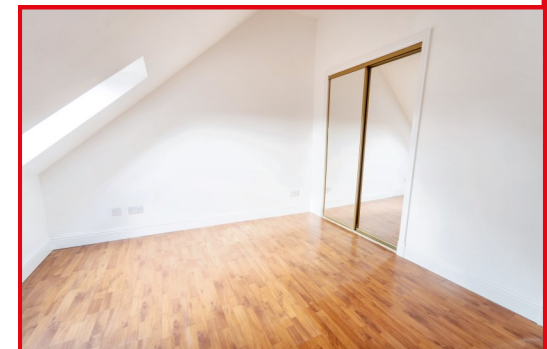




1G MAIN STREET, BANNOCKBURN

O / o £112,995

Buyers in the market for something a little bit special won't want to miss this **two bedroom top floor period conversion** situated just behind the Main Street in Bannockburn. Situated close to amenities and with excellent commuting to nearby Stirling, this spacious top floor flat boasts a spacious and contemporary interior. Presented to the market by award winning Kelvin Valley Properties, the property boasts a large lounge/dining room with open plan kitchen at one end, two double bedrooms and a modern fitted bathroom. Externally there are residents grounds/parking. The full details and home report can be accessed on the Kelvin Valley website.



- Contemporary top floor flat
- Beautiful modern interior
- Balcony to the rear with great views
- Security entrance

- Modern kitchen and bathroom
- Superb central location
- Private residents parking
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

From Bannockburn Main Street, proceed up the access lane where you will find the beautiful period building that houses these properties, as well as the residents' car park. Proceed inside the main door which accesses the close and staircase. Proceed to the top floor where you will see flat 1G.

Lounge / Dining

Contemporary lounge with modern decor. Plenty of space for both living and dining furniture. Laminate flooring. Neutral décor.

Kitchen

Attractive fitted kitchen with base and wall mounted storage units and extensive work surface with integral sink and hob. There is also an integral washing machine and extractor hood. Laminate flooring. Velux windows.

Bedroom 1

Well-proportioned double bedroom with fitted

wardrobes and laminate floor area. Velux window allowing natural light into the room. Plenty of space for furniture.

Bedroom 2

Further double bedroom, again with fitted wardrobes and laminate flooring.

Bathroom

Contemporary bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Tiled walls and floor. Fitted storage.

Gardens & Parking

Private residents parking and grounds surrounding the development.

Sales Information

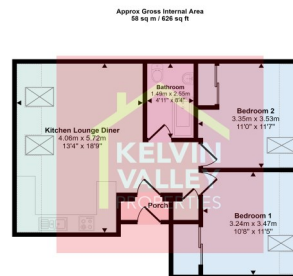
All floor coverings, light fittings & blinds included.

Property Summary

A unique and well-presented two bedroom top floor flat, in a beautiful period building. Situated in a great location, very close to local amenities and only a short commute to Stirling with excellent transport links. Early viewing is advised to avoid disappointment.

Area Details

Bannockburn offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities. Nearby Stirling boasts a wider range of amenities as well as fantastic railway and motorway links.



Floorplan

[] Denotes head height below 1.5m
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Scores of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Property 360.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2518**



Post Code for Sat Nav

FK7 8LZ