



Bastion Property Management are delighted to offer to the rental market this well presented ground floor apartment, set within a converted kirk, and situated within the sought after village of Kippen. Early viewing is recommended to fully appreciate the accommodation offer.

Access to the property is gained through the properties own front door to the side of the building. Internally the property is comprised of; entrance hallway (with storage cupboard), open plan lounge and kitchen, family bathroom and two double bedrooms with master ensuite.

As you enter the property the second bedroom can be found on the left hand side and includes built in storage. The bright and spacious open plan lounge and kitchen has french doors leading to an enclosed decking area with stunning views of the surrounding area, including Ben Ledi which can be seen in the distance. The fitted kitchen has a number of cream wall and base units which complementary worktops. Included in the property are integrated cooker, hob & cooker hood, fridge freezer, washing machine and dishwasher. The main bedroom benefits from built in storage and ensuite comprising WC, wash hand basin & shower. The property is complete with a family bathroom comprising WC, wash hand basin and bath with hand held shower.

The property is well presented with neutral decoration and a range of flooring throughout. Warmth is provided by under floor heating and double glazing. The property also benefits from residents parking and on street parking is also available. The property is to be let on an unfurnished basis only.

Kippen is approx 10 miles west of Stirling and has excellent commuter links to Glasgow and Edinburgh and is close to Loch Lomond and the Trossachs National Park. There is a primary school in the village (with secondary schooling at well respected Balfron High School), a deli & cafe, award winning butchers, local grocery store/post office, tennis courts, health centre and two award winning gastro pubs.

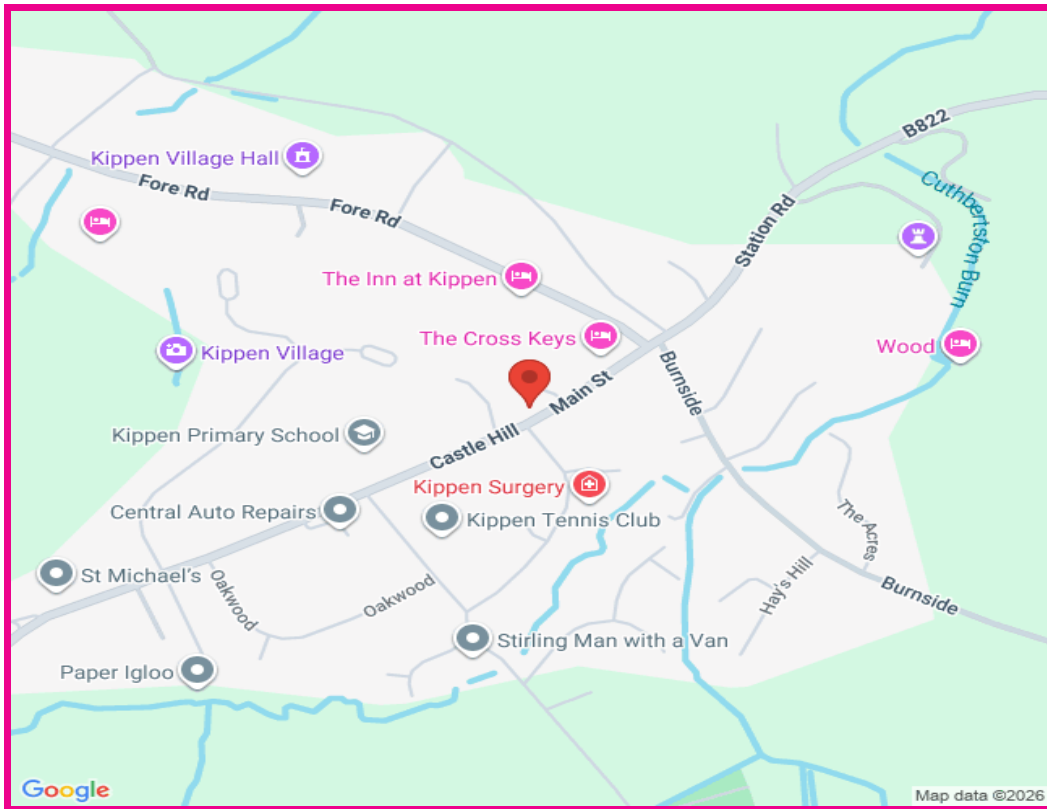
## Room Sizes

All measurements taken from widest point.

No measurements given on rental properties







### Travel Directions

Leaving the agents office at 33 Upper Craigs, continue onto Dumbarton Road. At the roundabout take the 2nd exit to stay on Dumbarton Road and then take the 1st exit at the next roundabout. Continue to follow the A811. At the roundabout take the 1st exit onto B822. You will arrive on Main Street and the property can be found on the right 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.