

9B MAIN STREET, PLEAN FK7 8BS

HARPER & STONE
ESTATE & LETTING AGENTS





9B MAIN STREET

PLEAN, STIRLINGSHIRE FK7 8BS

PROPERTY FEATURES

- Spacious first floor flat Circa 1900 centrally located within the village of Plean
- Ideally located close to local amenities and within easy access of Stirling
- Approximately 76 square meters of accommodation
- Well proportioned front facing lounge
- Modern fitted kitchen with generous storage
- Two double bedrooms
- Bathroom featuring bath and shower over
- Presented to the market chain free
- Early viewing highly advised

Harper & Stone are delighted to present 9B Main Street, a spacious first floor flat with excellent access to local amenities and transport links. Enjoying a central position within the village, this bright and welcoming home offers well presented accommodation ideally suited to a range of buyers.

The Accommodation is Presented as Below:

First Floor: Entrance Vestibule, Hallway, Lounge, Kitchen, Two Bedrooms and a Bathroom.

The property is accessed from the rear, with a shared external staircase leading to the entrance door. Inside, the hallway provides access to the accommodation and benefits from a useful storage cupboard housing the combi boiler. Doors lead to the lounge, kitchen, bathroom and two bedrooms, creating a functional layout.

The kitchen is fitted with a range of white gloss wall and base units, complemented by ample worktop space. Integrated appliances include an electric hob with oven below and a fridge/freezer, while a rear facing window above the sink allows for plenty of natural light.

The spacious lounge enjoys a pleasant front facing aspect, creating a bright and welcoming living space.

Both bedrooms are well proportioned double rooms, with bedroom one benefiting from a useful fitted double wardrobe and recessed shelving, providing excellent storage space.

Completing the accommodation is the bathroom, which is fitted with a white three piece suite including over bath shower, sink with vanity storage and WC. Wet wall panelling offers a practical and contemporary finish, while a side facing window enhances the space with natural daylight and ventilation.

Flooring throughout the property is predominantly fitted carpet, complemented by practical vinyl? flooring in the kitchen and bathroom.



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The property also benefits from double glazing and gas central heating.

Externally, parking is readily available on the street to the front of the property, while additional parking can be found to the rear.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band B
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

Plean is a well established village in Stirlingshire, located around 5 miles (8 km) south east of Stirling, just off the historic A9 route between Stirling and Falkirk. The village combines a rich industrial heritage with attractive countryside surroundings and remains a popular residential location for commuters with convenient access to Stirling, Falkirk, Glasgow and Edinburgh via the nearby motorway network. Plean Country Park offers excellent opportunities for walking, wildlife watching and outdoor recreation.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



