



Cowane Street, Stirling, FK8 1JW

welcome to

Cowane Street, Stirling

**** BUY-TO-LET INVESTMENT – TENANTS IN SITU **** a well-proportioned two-bedroom first floor flat, which is ideally situated in a popular residential area & close to Stirling city centre.



This first-floor flat is an ideal Buy-To-Let investment opportunity, being sold with tenants in situ.

Entrance to the block of flats is via a communal hallway, with staircase leading to the upper levels. Located on the first floor, the flat is initially entered into the internal hallway & immediately catching your attention is the open plan Sitting Room/Kitchen which is the main sociable hub of the flat. The Kitchen is fitted with an array of wall & base units, plus fitted worktops & integrated oven/hob - the Kitchen provides convenience & ample storage. There are Two Bedrooms & concluding the accommodation on offer is a Shower Room, which comprises of a shower cubicle, WC & wash hand basin. The property also benefits from double glazed windows & gas radiator heating.

The popular city of Stirling offers excellent local shopping facilities with many well-known stores present in the Thistle & Marches Shopping Centres. The commuter is well served by the M8 & M9 motorways plus the nearby Stirling Train Station, which offers access to Glasgow and Edinburgh. Good sports facilities are available nearby at the Peak Sports Village & other recreational activities such as bowling, cinema, restaurants & parks are within walking distance. A regular bus service to Stirling University is also available nearby.

Entrance Hallway

Sitting Room / Kitchen

13' 5" max x 12' 9" max (4.09m max x 3.89m max)

Bedroom

12' 9" x 8' 8" (3.89m x 2.64m)

Bedroom

9' 5" max x 7' 8" max (2.87m max x 2.34m max)

Shower Room



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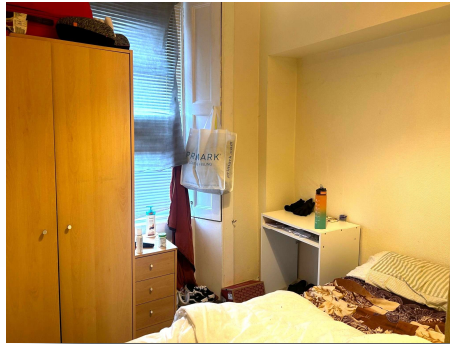
- ** BUY-TO-LET INVESTMENT - TENANTS IN SITU **
- First Floor Flat
- Open Plan Sitting Room / Kitchen
- 2 Bedrooms
- Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£99,500



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI110708 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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