



**2 Bedroom Flat / Apartment**

**£1,000 PCM**

Bastion Property Management are delighted to offer to the rental market this well presented first floor apartment situated within a quiet part of the historic City centre of Stirling, ideal for the professional market.

The accommodation comprises of; secure communal entrance hallway, private reception hall, bright and spacious lounge/dining area with French doors leading to Juliet balcony. Modern fitted kitchen with appliances.

The flat provides two double bedrooms both with views onto Stirling Castle. The principal bedroom also provides built in mirrored wardrobes. The bathroom with three piece suite comprising; wash hand basin, WC and bath with overhead shower.

Warmth is provided by gas fired central heating and has double glazed windows. To the outside there is off street residents and visitors parking.

The property is to be let on a fully furnished basis only. Viewings are to be arranged through the letting agent.

Drip Road as mentioned is located within the Regeneration Area of the West of Stirling and provides ease of access to a range of amenities that are located within the historic city centre with its high street multiples and specialty shops. The local Sainsbury's supermarket will adequately cater for everyday needs and requirements. For those who have to commute for business the area is well provided for by the national road network system and by public transport services to allow ease of commuting throughout the central belt of Scotland. The area is also easily accessible to Stirling University and the Castle Business Park.

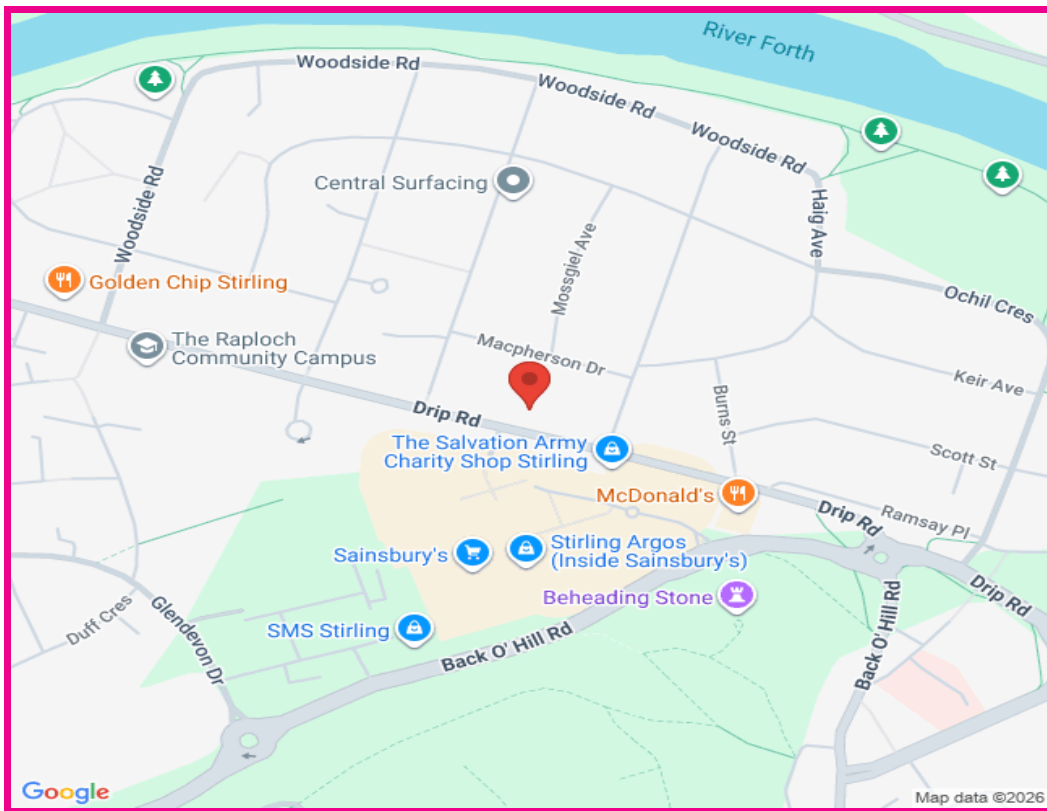
## Room Sizes

All measurements taken from widest point.

Measurements are not given on rental properties







### Travel Directions

From the Agent's office in Upper Craigs, at the traffic lights turn right onto Dumbarton Road. Continue to follow the A811. At the mini roundabout take the second exit. At the next roundabout also take the second exit. Continue onto the A84 and then at the next roundabout take the second exit. At the following roundabout take the second exit onto Back O' Hill Road - A84. At the next roundabout take the first exit onto Drip Road where you will find number 55D.



**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.