





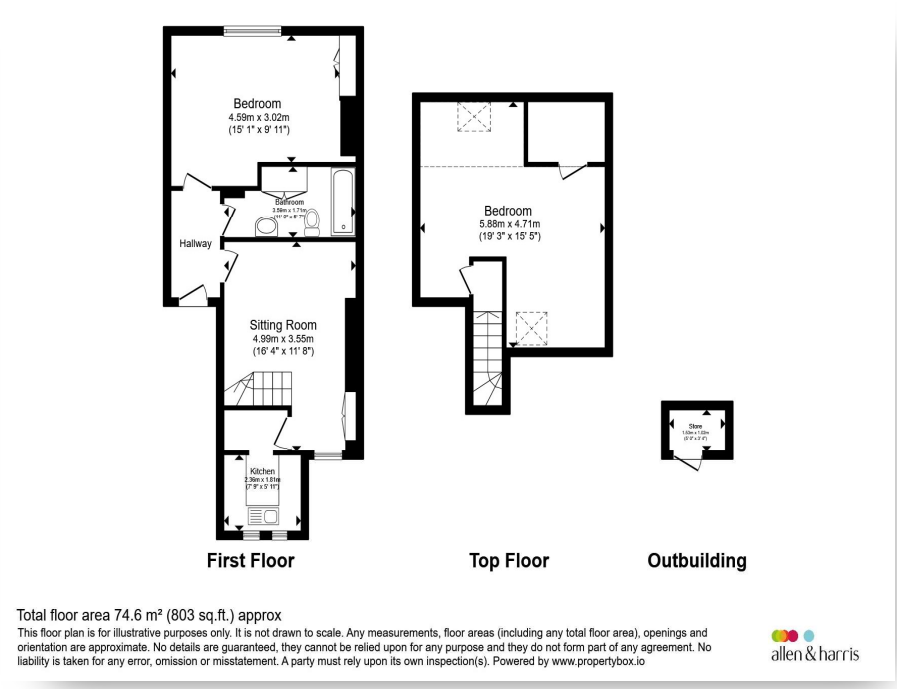
Abbey Road, Stirling, FK8 1LH

allen & harris

welcome to

Abbey Road, Stirling

Introducing this charming 2-bedroom maisonette which offers a comfortable living space for those seeking a home that offers both adaptable & versatile accommodation. The property is ideally located within the ever-popular Riverside locale & viewing is highly recommended to appreciate all this home has to offer.





The property perfectly blends flexible accommodation & therefore offers a versatile living experience; in doing so, the home is sure to appeal to a wide demographic of potential purchasers.

Upon entering, you are greeted by a Hallway & immediately catching your attention is the Sitting Room, which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day. There is an inner lobby located off the Sitting Room, which provides access to the Kitchen, which is tailored with base units plus fitted worktops; the Kitchen provides convenience & storage facilities. Ascend the staircase, from the Sitting Room, to the upper-floor, where you will find a spacious Bedroom with in-built storage.

Retracing our steps back to the Hallway, you will find a further Bedroom & a stylish Bathroom which comprises of a bath with over shower, WC & wash hand basin. The home certainly provides a flexible layout which current modern lifestyles prefer & there is a good range of in-built storage space to be found throughout the property, including an external storage cupboard.

The home also benefits from a communal garden, situated to the rear of the property with part of the flowerbed area privately owned. There is also on street parking available.

The property is situated in a sought-after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known store's present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

First Floor

Entrance Hallway

Sitting Room
16' 4" max x 11' 8" max (4.98m max x 3.56m max)

Kitchen
7' 9" max x 5' 11" max (2.36m max x 1.80m max)

Bedroom
15' 1" max x 9' 11" max (4.60m max x 3.02m max)

Family Bathroom

Upper Floor

Bedroom
19' 3" max x 15' 5" max (5.87m max x 4.70m max)







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welcome to

Abbey Road, Stirling

- 2 Bedroom maisonette
- Sitting Room
- Kitchen
- Family Bathroom
- Communal Garden

Tenure: Freehold EPC Rating: F
Council Tax Band: C

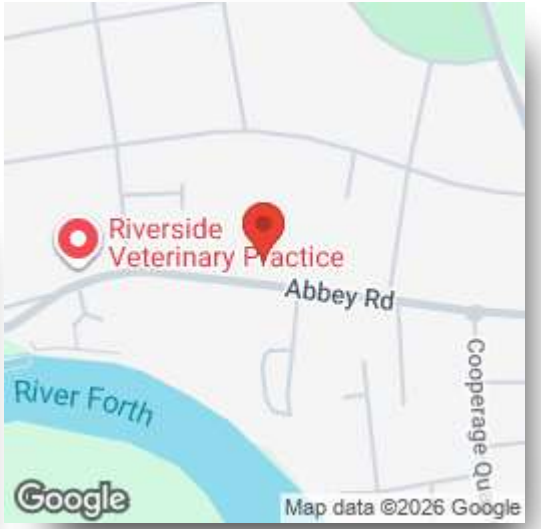
offers over

£155,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
STI110935 - 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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