



**Darnley Street, Stirling, FK8 1BT**

**welcome to**

**Darnley Street, Stirling**

Introducing this well-proportioned 2-bedroom first floor flat, which is situated in a sought-after residential area, close to Stirling City Centre. The property certainly offers a comfortable living space for prospective buyers & viewing is recommended to fully appreciate all that this charming flat has to offer.



This first floor flat will have broad appeal to a wide demographic of potential buyers & initially, access to the building leads into the communal hallway with stairs leading to the upper levels. The accommodation on offer comprises of an Entrance Hallway & immediately drawing you in, is the spacious Sitting Room which is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day. Next, we gravitate to the Kitchen which is tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. There are two well-proportioned Bedrooms & completing the accommodation on offer is the Family Bathroom which comprises of a bath, wash hand basin & WC. The home also benefits from handy & practical storage provisions.

Externally there is a communal drying area to the rear of the property.

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.

### Entrance Hallway

### Sitting Room

15' 11" max & exc bay window x 13' 5" max & exc bay window ( 4.85m max & exc bay window x 4.09m max & exc bay window )

### Kitchen

12' 9" max x 6' 9" max ( 3.89m max x 2.06m max )

### Bedroom

13' 3" max & inc storage x 10' 6" max & inc storage ( 4.04m max & inc storage x 3.20m max & inc storage )

### Bedroom

11' 4" max & exc storage x 10' 3" max & exc storage ( 3.45m max & exc storage x 3.12m max & exc storage )

### Family Bathroom



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## Darnley Street, Stirling

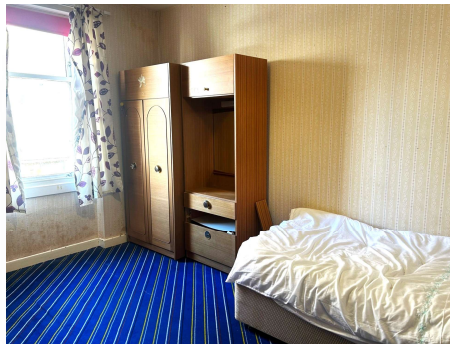
- First Floor Flat
- 2 Bedrooms
- Spacious Sitting Room
- Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110758 - 0002

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