


O'MALLEY

**15 Nelson Place**
Stirling, FK7 7PA

omalleyproperty.com
01259212337







## Description

**FIXED ASKING PRICE £15,000 BELOW HOME REPORT **

O'Malley Property are delighted to present to the market this 2 bedroom bungalow located in the popular Nelson Place, Stirling.

This welcoming home offers a comfortable layout, perfect for a variety of buyers who are seeking one level living.

The bright and spacious living room is enhanced by a large front-facing window, allowing natural light to flood the space. A characterful period fireplace provides an attractive focal point, adding both warmth and charm. From here, there is direct access to the kitchen, ensuring a practical flow between the home's main living areas. The kitchen itself is fitted with a range of wall and base units, providing generous storage and functionality for everyday living.

The property benefits from two well-proportioned bedrooms. The primary bedroom is positioned to the front, while the second bedroom overlooks the rear garden. Both offer flexibility to serve as double bedrooms or to be adapted for alternative uses such as a home office or guest room.

The bathroom is centrally located and fitted with a three-piece suite, including a roll-top bathtub, wash hand basin and W/C, combining modern convenience with a touch of traditional style.

Externally, the property boasts a private rear garden, designed for low maintenance with a mix of greenery and paved areas. The garden is accessible via the attached garage, which also provides additional storage or parking. To the front, a private driveway further enhances the property with convenient off-street parking.

## "Spacious Property"

## Location
Nelson Place Stirling offers excellent accessibility, with Stirling City Centre just a short distance away, providing access to a wide range of shops, schools, supermarkets, leisure facilities, and public transport links, including regular bus services and Stirling's mainline train station. From here, direct rail and motorway links make travel to larger cities such as Glasgow and Edinburgh straightforward and efficient, making this an ideal base for commuting or exploring Central Scotland.

## Living Room
13'0" x 11'9"

## Kitchen
10'6" x 8'6"

## Bedroom 1
11'9" x 11'9"

## Bedroom 2
11'5" x 9'7"

## Bathroom
6'4" x 6'2"

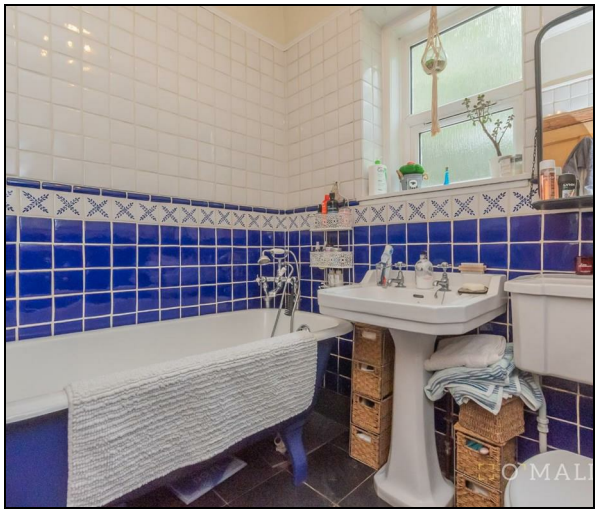
## Fixtures & Fittings
All carpets, floor coverings, light fittings and window dressings are included in the sale

## Home Report
The home report is available upon request.

## Misdescriptions Act
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.





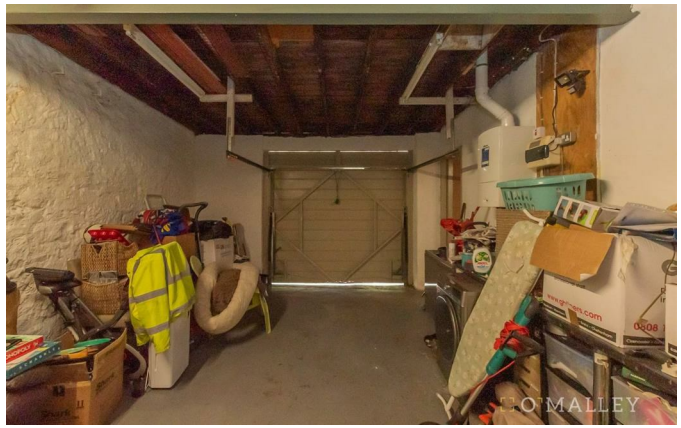



**Fixed Asking Price £280,000**

Viewing 9am - 9pm 7 days a week




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.










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