



**UPPER FLOOR FLAT**

**BRIGHT AND SPACIOUS LIVING ROOM**

**FAMILY BATHROOM**

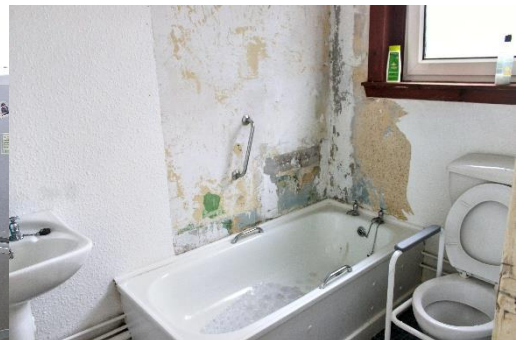
**SOME MODERNISATION IS REQUIRED**

**FITTED KITCHEN**

**TWO DOUBLE BEDROOMS**

**PRIVATE SIDE GARDEN**

**SHARED REAR GARDEN**



**12 Beatty Avenue**  
Stirling, FK8 1QQ

**Offers Over £89,995**

## Entrance

Access to the property is gained at the side of the property, via a white UPVC door with decorative opaque glazing, leading to:

## Entrance Hallway

The entrance vestibule has carpeted stairs leading to all accommodation on the upper level.

## Living Room 14' 1" x 12' 0" (4.29m x 3.65m)

The living room is bright and spacious, with a large, front-facing window allowing in lots of natural light. A coal fireplace with a tiled surround, hearth, and mantle is situated on the main wall. The living room also benefits from an alcove, which houses the electrics.

## Kitchen 12' 3" x 11' 2" (3.73m x 3.40m)

The kitchen has a window overlooking the front of the property. The kitchen is fitted with MDF wall and base units with contrasting worktops. The kitchen further benefits from a free-standing gas cooker and fridge/freezer, there is also an under-counter washing machine and the boiler is situated in the kitchen.

## Principal Bedroom 12' 0" x 12' 0" (3.65m x 3.65m)

The principal bedroom is generously sized and has a window overlooking the rear of the property. This bedroom benefits from two built-in wardrobes and has ample room for free-standing furniture.

## Bedroom Two 8' 6" x 7' 9" (2.59m x 2.36m)

The second bedroom is a good-sized double bedroom featuring a rear-facing window. This bedroom also has ample room for free-standing furniture.

## Family Bathroom 11' 11" x 10' 2" (3.63m x 3.10m)

The family bathroom is fitted with a white three piece suite including a bath, sink, and a W.C. There is an opaque window overlooking the side of the property.

## Heating & Glazing

The property benefits from gas central heating and double glazing throughout.

## Gardens and Parking

The property benefits from having a private lawn area to the side of the property, which also gives access to the tarmac path leading to the entrance of the property. The property further benefits from a shared tarmac rear garden, with drying area

## Included Extras

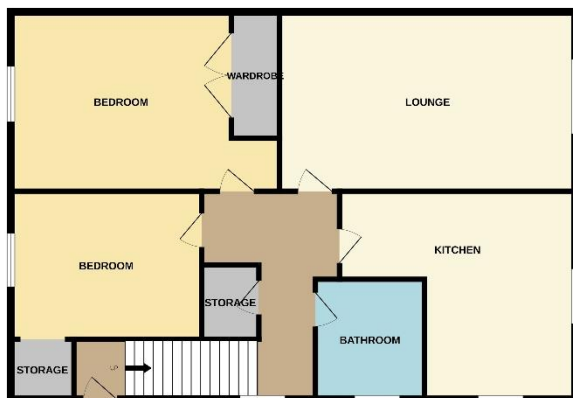
Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The freestanding Gas cooker, free-standing fridge freezer, and under-counter washing machine are also included.

## Home Report

To view this home report, please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)



GROUND FLOOR



This floor plan is provided for information only and does not constitute an offer of any property. It is intended to provide a general overview of the property and is not intended to be used as a basis for any legal proceedings. The information contained in this floor plan is subject to change without notice. The information contained in this floor plan is not intended to be used as a basis for any legal proceedings. The information contained in this floor plan is not intended to be used as a basis for any legal proceedings.



## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.