



**Cameronian Street, Stirling, FK8 2DX**

**welcome to**

**Cameronian Street, Stirling**

Introducing this exquisite & immaculately presented 1 Bedroom ground floor flat, which is offered in walk-in condition. The property is situated in a highly sought-after residential area, offering a comfortable living space for those seeking a high-quality home. Viewing is certainly recommended to fully appreciate all that this impressive flat has to offer.



This stunning property, which benefits from its own main & rear door entrance, is sure to appeal to a wide demographic of potential purchasers, including those who perhaps require one level living.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the recently refurbished Kitchen & the contemporary design makes this one to enjoy; tastefully tailored with an array of wall & base units plus a range of integrated appliances, the Kitchen provides space, convenience & ample storage. Next, we gravitate to the spacious Sitting Room; this is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows light to flourish into the room. We then move on to the modern Bathroom, which comprises of a bath with over shower, wc & wash hand basin. Completing the accommodation on offer is a double Bedroom, which also benefits from a range of in-built storage.

The home is presented to an excellent standard throughout & offers a walk-in condition. There is also door access, from the rear inner lobby situated off the Sitting Room, which provides access out to the garden area. The property benefits from its own gravelled garden area, which is perfect for placing out a table & chairs plus there is also a sizeable & well-maintained communal garden. Viewing of this flat is highly recommended to truly appreciate all that this wonderful home has to offer.

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

12' 3" max x 15' 2" max ( 3.73m max x 4.62m max )

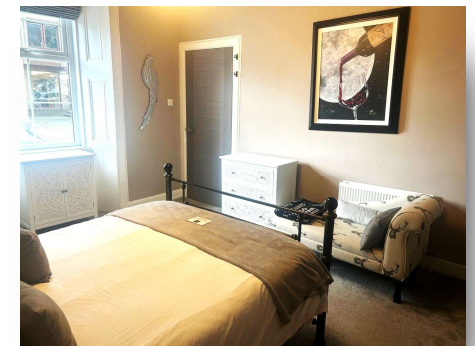
## Kitchen

9' 3" max x 6' ( 2.82m max x 1.83m )

## Bedroom

13' 3" exc wardrobe x 11' 9" ( 4.04m exc wardrobe x 3.58m )

## Bathroom



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welcome to

## Cameronian Street, Stirling

- A charming ground floor flat
- Own main & rear door entrance
- Stylish refitted Kitchen
- Modern Family Bathroom
- Double Bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110801 - 0002

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