



Bruce Street, Bannockburn, Stirling, FK7 8LF

welcome to

Bruce Street, Bannockburn, Stirling

Introducing this exquisite & immaculately presented 2 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, perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home 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 an impressive & welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the open plan Kitchen / Dining Room which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences; the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, the Kitchen provides space, convenience & ample storage; there is also a door leading from the Kitchen/Dining Room out to the rear garden. Retracing our steps back to the Hallway, you will find 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 Bedrooms, both of which benefit from in-built storage & completing the accommodation on offer is a modern Shower Room comprising of a shower cubicle, WC & wash hand basin.

The home is presented to an excellent standard throughout, offering walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the home & externally, there is an attractive, low maintenance garden to the front of the property & a further patio garden, with a timber shed, to the rear. 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

Open Plan Kitchen/Dining Room

20' 7" max x 11' 10" max (6.27m max x 3.61m max)

Sitting Room

14' 7" max x 12' 6" max (4.45m max x 3.81m max)

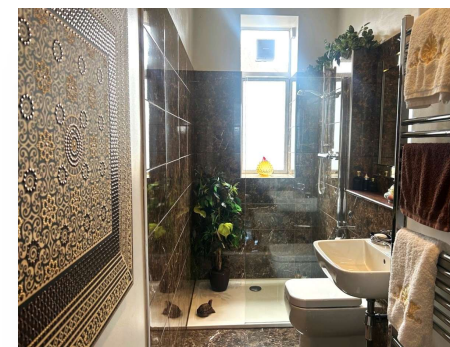
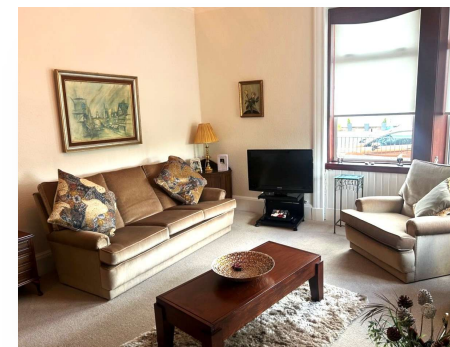
Bedroom

11' 10" max & inc storage x 9' 5" max & inc storage (3.61m max & inc storage x 2.87m max & inc storage)

Bedroom

8' 2" x 12' 2" exc storage (2.49m x 3.71m exc storage)

Shower Room



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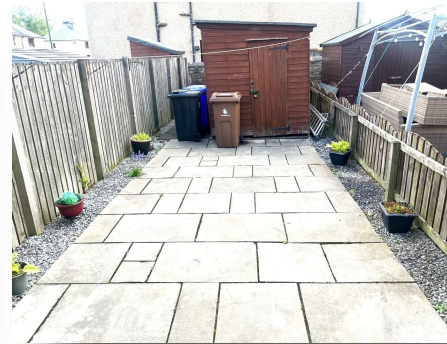
- A charming ground floor flat
- Stylish open plan Kitchen/Dining Room
- Spacious Sitting Room
- 2 Bedrooms, both benefiting from in-built storage
- Modern Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110791 - 0002

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