



PROPERTY
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LETTING & ESTATE AGENTS



Polmaise Court
Stirling
FK7 0DX

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Offers Over £92,500

A well presented, one bedroom upper flat offering well proportioned, bright accommodation. The spacious flat is set in a peacefully situated, private development with attractive communal gardens and resident parking.

Property Bureau are delighted to present to the sales market this rarely available modern first floor apartment located in a quiet cul-de-sac setting on the outskirts of Stirling city centre.

Nestled comfortably in the popular area of St Ninians, Stirling, this delightful one bedroom apartment offers a charming and convenient living space. Perfect for first-time homebuyers, investors, or those possibly looking to downsize, this upper floor flat is sure to appeal to a wide range of buyers seeking a comfortable and tranquil home.



Home Report Valuation
£95,000

Council Tax Band B

EPC Rating C



The flat is entered by way of its own main door into a bright stair/hallway from which all other rooms are accessed. Flooded with natural light, the lounge creates a warm and welcoming atmosphere, perfect for entertaining or enjoying quiet evenings at home.

The bright double bedroom offers a peaceful retreat, providing ample space for freestanding bedroom furniture. With excellent storage solutions throughout the apartment, you will have no shortage of space to keep your belongings organised and out of sight. The kitchen is generous in size and offers a range of wall and floor units and will, if desired, accommodate a dining table. Completing the accommodation is an attractive bathroom.

The property boasts the convenience of residents parking. The inclusion of gas central heating provides efficient and reliable warmth. Double glazing has also been installed.

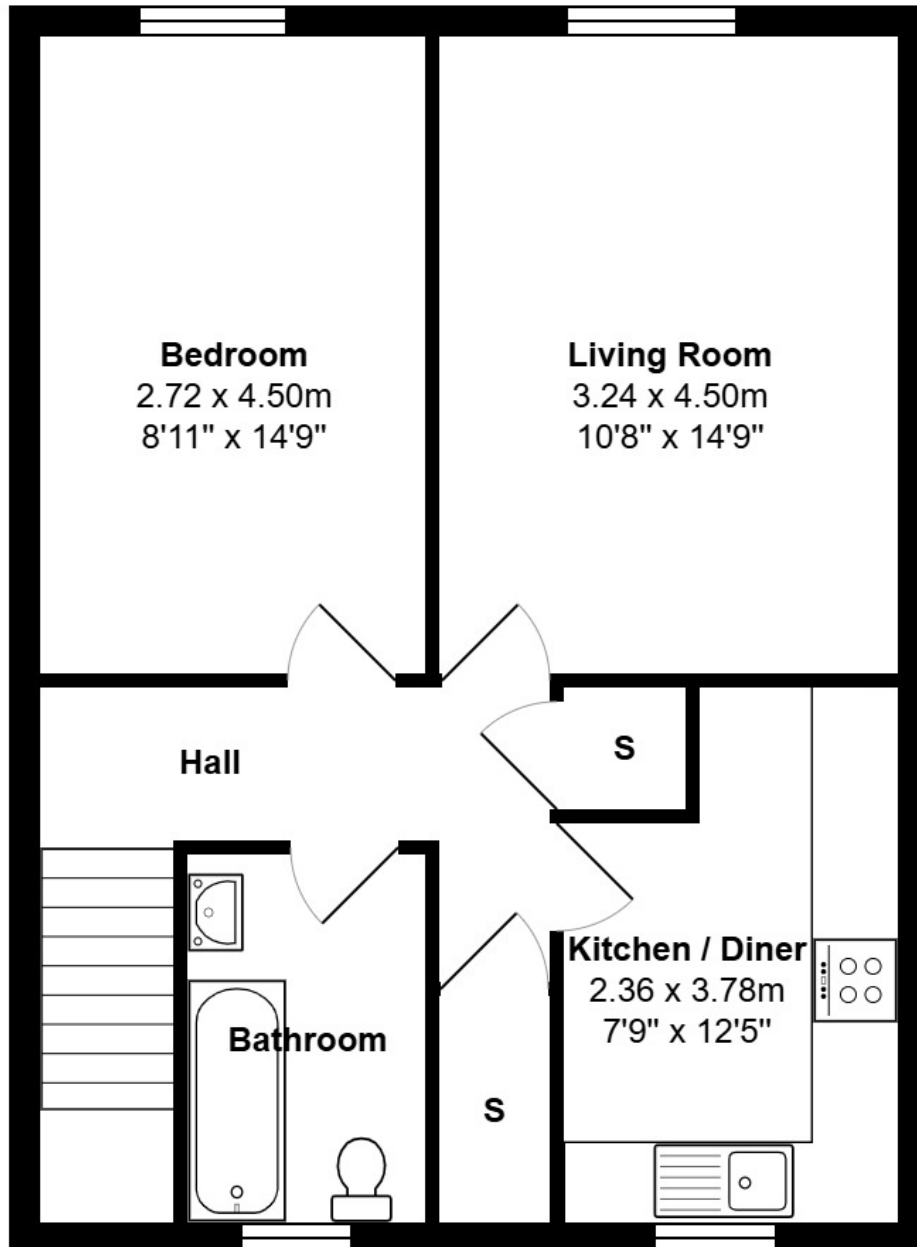
Located in the heart of St Ninians, this property offers easy access to local amenities and transport links, making it an ideal choice for those seeking a convenient and well-connected lifestyle. Whether you enjoy exploring the nearby parks and green spaces or shopping in the bustling city centre, this apartment provides the perfect base for all your daily activities and leisure pursuits.

In summary, this one bedroom apartment in St Ninians, Stirling, presents a fantastic opportunity for buyers looking to secure a comfortable and inviting home. With its practical layout, abundance of natural light, and convenient location, this property offers a blend of comfort and convenience that is sure to appeal to a wide range of discerning buyers.

Vendor Comments

We have loved the flat with its spacious rooms and convenient location.

3, Polmaise Court, St Ninians, FK7 0DX



All measurements are approximate and for display purposes only

Location

Stirling enjoys good shopping facilities along with a variety of sports and leisure amenities. For the commuter, the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the North. A main line railway station provides rail links to Edinburgh, Glasgow and Perth. A bus station is located in the City Centre.



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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

