



Bastion Property Management are pleased to offer this beautifully presented one-bedroom cottage-style property, perfectly suited to professionals seeking a quiet home within easy reach of Stirling.

Located in the desirable village of Cambusbarron, the property provides a peaceful setting while remaining within walking distance of the city centre, transport links, and local amenities.

The property features a bright lounge with staircase access, a modern fully fitted kitchen with appliances included, and a contemporary shower room. Upstairs, the spacious bedroom is complemented by a dedicated study area ideal for remote working.

To the rear, a private patio and drying area offer valuable outdoor space. Gas central heating and double glazing ensure comfort and efficiency year round. Parking is on street.

This property offers a great blend of character, practicality, and location perfect for those looking for a well connected yet rural home.

Situated in Cambusbarron, the property enjoys a peaceful village setting while remaining within walking distance of Stirling city centre, offering a wide range of amenities, transport links, and access to major motorway networks. Both Glasgow and Edinburgh are approximately 45 minutes away, making this an ideal base for commuters.

Room Sizes

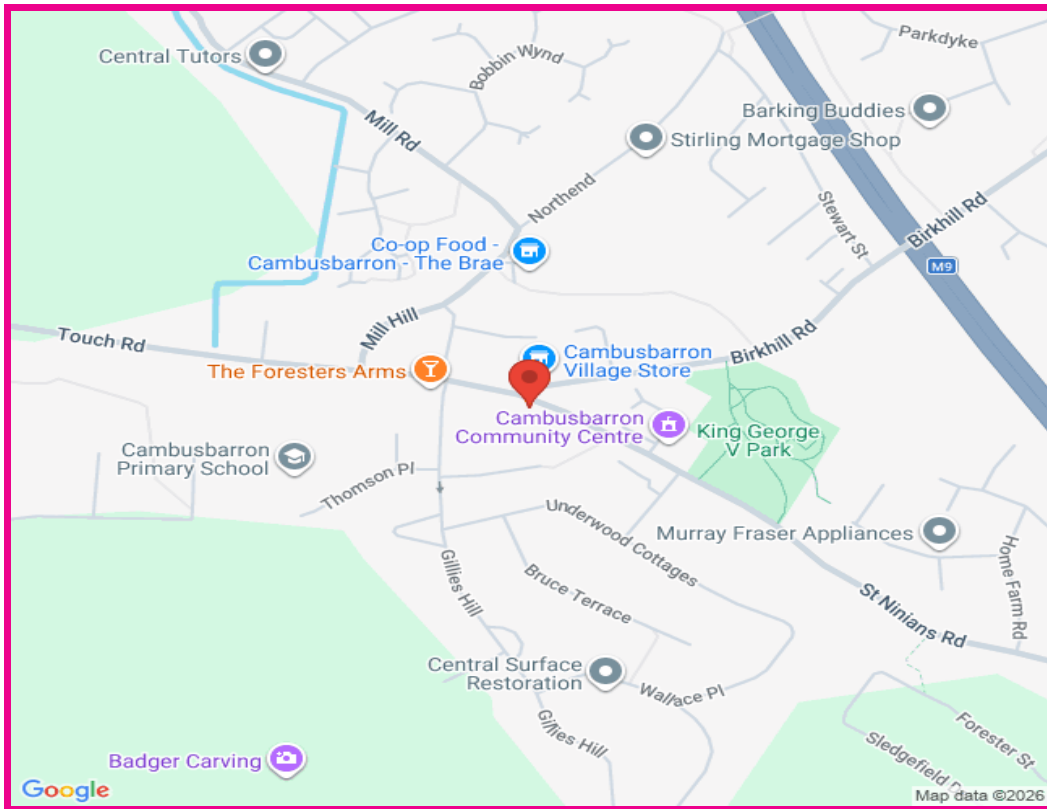
All measurements taken from widest point.

No measurements given for rental properties









Travel Directions

From Bastion Property office Head southeast on Upper Craigs toward Cameronian St. Turn left onto Wellgreen Rd. Turn left onto Goosecroft Rd/B8052. Turn right toward Burghmuir Rd/A9. Turn right onto Burghmuir Rd/A9. At the roundabout, take the 4th exit onto Upper Craigs/A811. Turn left onto Wellgreen Rd/A811. At the roundabout, take the 2nd exit and stay on Wellgreen Rd/A811. Turn right onto A811. At the roundabout, continue straight onto King's Park Rd/B8051. At the roundabout, continue straight to stay on King's Park Rd/B8051. At the roundabout, take the 3rd exit onto Park Pl. Continue onto Birkhill Rd. Turn left onto St Ninians Rd. 4 St Ninians Road is on the right.



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Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.