



55 BROOMRIDGE ROAD, STIRLING, FK7 0DT
OFFER OVER £145,000





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B-Spoke Property are delighted to offer to the sales market, an immaculate and rarely available 2 Bedroom End Terraced family home.

Broomridge Road is in a popular residential area, close to Stirling City Centre and is conveniently placed for all local amenities.

Early viewing is recommended to fully appreciate the standard and size of the accommodation on offer.

- 2 Double Bedrooms
- Lounge
- Kitchen
- Family Bathroom

There are neat and well-established garden grounds to the front and rear of the property.

The historic City of Stirling offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores. Schooling is nearby at both primary and secondary levels.

The property is also ideally located to provide excellent transport links, with Stirling having both main line rail and bus stations.

For those travelling by car, the motorway networks are nearby providing swift access to business centres throughout the central belt and beyond.

VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



The accommodation comprises:

- Entrance vestibule.
- Spacious Lounge with access to the kitchen and window overlooking the front of the property. Feature fireplace with electric fire and staircase leading to upstairs accommodation.
- Fitted Kitchen with integrated gas hob, electric oven and extractor hood. Space for fridge freezer, washing machine and tumble dryer. Access door through to Lounge and back door providing external access to the rear garden.
- Two Double Bedrooms with second bedroom having small storage cupboard.
- Family Bathroom with a white 3-piece suite comprising: WC, wash hand basin and bath with over bath electric shower and glass shower screen.

DIMENSIONS

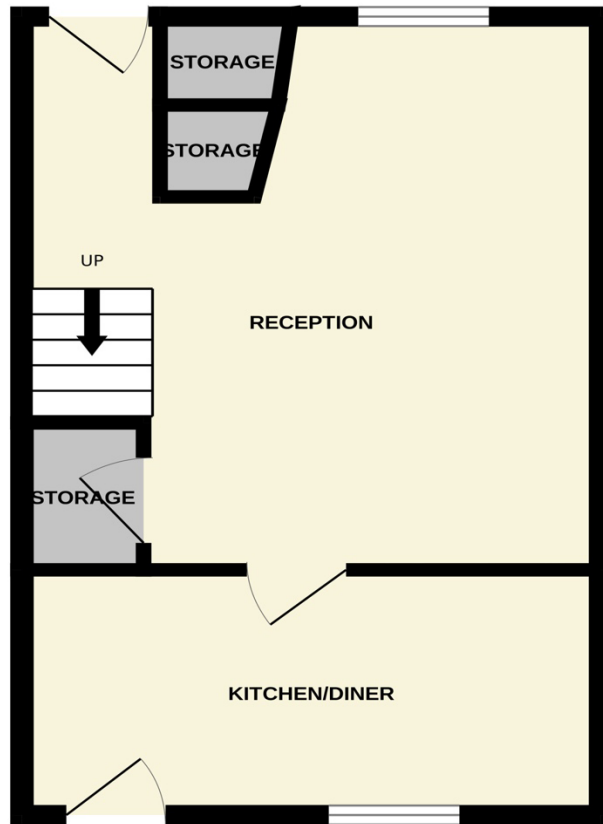
Lounge	5.59m x 4.99m
Kitchen	4.98m x 2.60m
Bedroom 1	3.95m x 3.38m
Bedroom 2	3.95m x 2.78m
Family Bathroom	2.07m x 1.70m



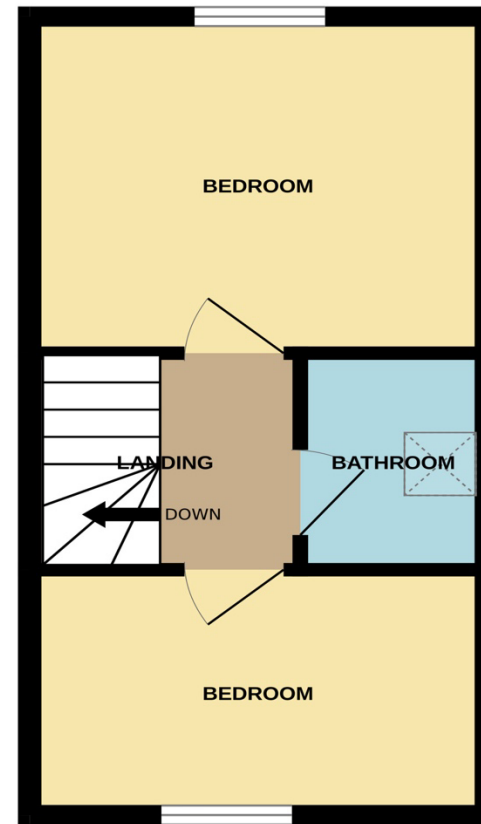
B-Spoke Property
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AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin 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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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