



2 Bedroom Flat

Offers Over £80,000



Bastion Property Management is delighted to bring to the market this ground floor two bedroom flat located in the popular residential area of Bannockburn. The property is ideally located close to Stirling city centre with local amenities a short distance away. Viewing is highly recommended to appreciate the property on offer. The home report can be found at the click of a button by visiting [www.bastionpropertymanagement.com](http://www.bastionpropertymanagement.com).

Access to the property is gained through a communal entrance. The accommodation comprises: entrance hallway (with storage cupboard), lounge, fitted kitchen, family bathroom and two double bedrooms. The lounge is bright and spacious and is located to the front of the property. The lounge also benefits from a large storage cupboard. The kitchen, to the rear, includes a number of white wall and base units with complementary worktops. There is space for a cooker, fridge freezer and plumbing for a washing machine.

There are two double bedrooms with the second bedroom benefiting from storage. The family bathroom is comprised of: WC, wash hand basin and bath with hand held shower. The property has a range of flooring throughout.

Warmth is provided by gas central heating and double glazing. There is a garden area to the rear and external storage located in the communal entrance. There is on street parking available. As previously mentioned, immediate viewing is essential to allow prospective purchasers to fully appreciate the internal layout and proportion of accommodation on offer.

The property is excellently located with local amenities to hand and regular transport links into Stirling City centre. Both national rail and bus links are available within Stirling City centre and the business commuter is well catered for by the national road network system linking to business centres in the central belt. The property is also ideally located for commuting via the M9 & M8 motorways. The historic City of Stirling offers a wide range of high street multiples including numerous bars, restaurants, cinemas, sports facilities, shopping centres with major supermarkets. Schooling can be found in the area at both primary and secondary as Bannockburn Primary School is located very close by.

## Room Sizes

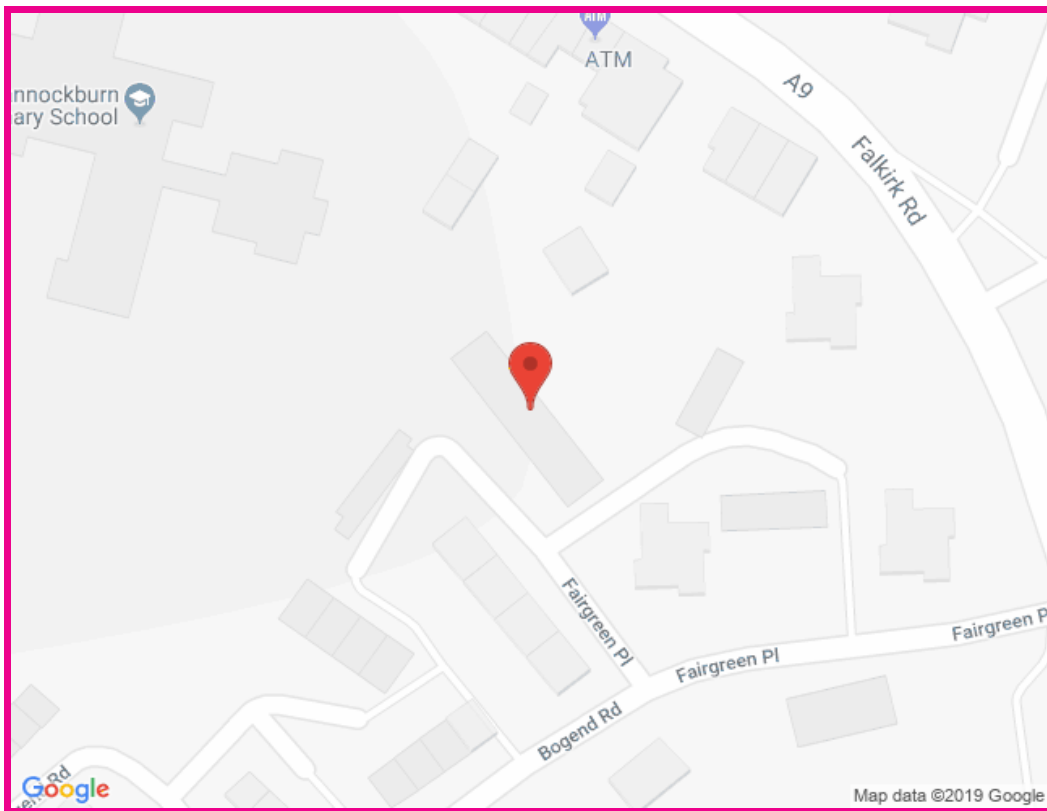
All measurements taken from widest point.

Lounge	4.73 x 3.88 (15'6 x 12'8)
Kitchen	3.14 x 2.57 (10'3 x 8'5)
Bedroom 1	3.79 x 3.52 (12'5 x 11'6)
Bedroom 2	3.87 x 2.78 (12'8 x 9'1)
Family Bathroom	1.98 x 1.67 (6'6 x 5'5)









### Travel Directions

Leaving the agents office at 33 Upper Craigs, turn left onto Port Street. Turn left onto Wellgreen Road and take the 2nd exit at the roundabout. Bear right onto Upper Craigs and take the 4th exit onto Springbank Road at the roundabout. Take the 2nd exit at the roundabout and stay on A905. At the roundabout take the 3rd exit onto A91 and then take the 1st exit to stay on A91. At the roundabout take the 2nd exit and stay on A91. Take the 3rd exit onto Falkirk Road at the roundabout. Turn left onto Fairgreen Place and turn to stay on Fairgreen Place.



**BASTION**

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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.