



2 Bedroom Apartment

Offers Over £80,000

Bastion Property Management are delighted to bring to the market this ground floor two bedroom apartment located within a modern retirement development managed by Bield. The property is within walking distance to Stirling city centre. Viewing is essential to allow prospective purchasers to fully appreciate the internal layout and proportion of accommodation on offer. The Home Report can be found on our website at a click of a button by visiting [www.bastionpropertymanagement.com](http://www.bastionpropertymanagement.com)

Access to the property is gained through a security controlled communal entrance system. The accommodation comprises: entrance hallway (with two large storage cupboards), lounge, kitchen, two bedrooms and bathroom.

The bright and spacious lounge is located to the rear of the property with windows overlooking the garden grounds. The fitted kitchen has a number of wall and base units with complementary worktops. There is space for a fridge freezer, cooker & dryer and plumbing for a washing machine. The kitchen further benefits from a large built in storage cupboard. There are two generous sized bedrooms, with the main bedroom benefiting from built in storage. The property is complete with a bathroom which comprises: WC, wash hand basin, bath with over bath shower and electric heated towel rail.

Warmth is provided by double glazing and electric heating. The property further benefits from private residents parking and well maintained garden grounds. Grendon Court is managed by Bield Housing providing an on call warden and also an out of hours emergency service.

Grendon Court is approximately 5 minutes from Stirling City Centre and is ideally situated to provide quiet and peaceful surroundings. The historic City of Stirling offers a wide range of amenities including supermarkets, numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores. The property is 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 access to business centres in the central belt.

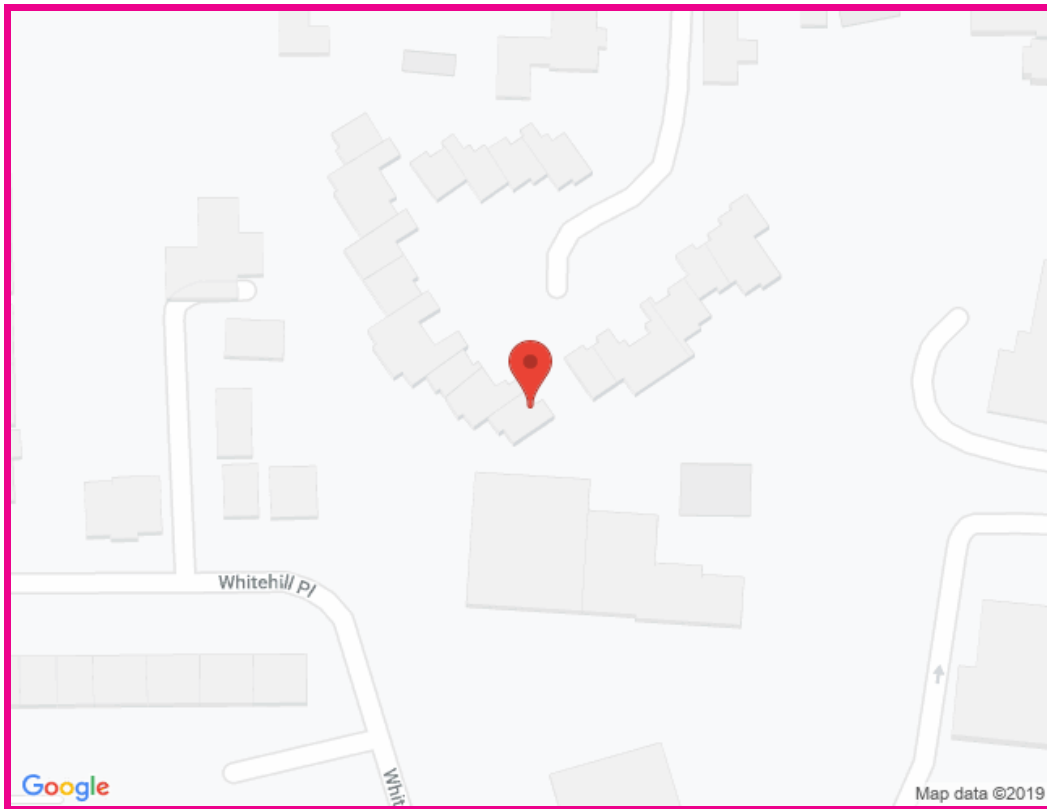
## Room Sizes

All measurements taken from widest point.

Lounge	15'6 x 11'7 (4.73 x 3.53)
Kitchen	9'2 x 8'11 (2.79 x 2.72)
Bedroom 1	11'7 x 10'9 (3.54 x 3.29)
Bedroom 2	10'10 x 9'4 (3.32 x 2.85)
Bathroom	7'4 x 6'3 (2.25 x 1.92)







### Travel Directions

Leaving the agents office at 33 Upper Craigs, turn left onto Port Street and continue to follow the A811. Continue onto St. Ninians Road and then take a right onto Snowdon Place. Take the next left onto Grendon Court where you will arrive at number 15 on the left hand side.



**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.