



2 Bedroom Apartment

Offers Over £117,000

Bastion Property Management are delighted to bring to the market this upper 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 and virtual tour can be found on our website at a click of a button by visiting www.bastionpropertymanagement.com

Access to the property is gained through a security controlled communal entrance system. The accommodation comprises: open plan lounge/dining, kitchen, two bedrooms and bathroom.

The bright and spacious lounge/dining room is located to the rear of the property with windows overlooking the rear garden grounds. The modern fitted kitchen has a number of wall and base units with complementary worktops. Included in the sale is an integral washing machine and fridge/freezer.

There are two generous sized bedrooms, the principal bedroom benefits from built in wardrobes. The second bedroom is currently being used as a second sitting room. The property is complete with a bathroom which comprises: WC, wash hand basin, bath and over bath shower.

Warmth is provided by electric heating and double glazed windows. The property further benefits from private residents parking, well maintained garden grounds and its own patio and garden area to the rear of the property. Grendon Court is managed by Bield Housing providing an on-call warden and also an out of hours emergency service. There is a monthly charge for the following: building insurance, window and stair cleaning, garden maintenance, on site warden.

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.

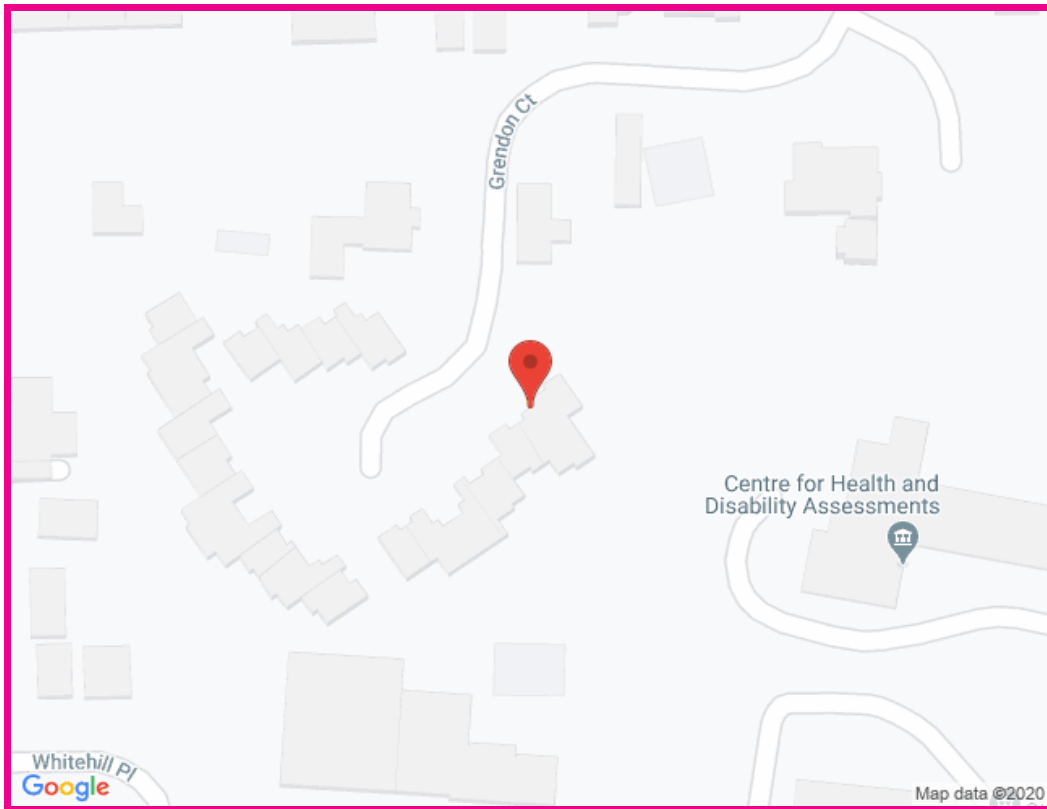
Room Sizes

All measurements taken from widest point.

Lounge with Dining Area	5.96 x 3.45 (19'6 x 11'4)
Kitchen	3.04 x 2.3 (9'11x 7'6)
Principal Bedroom	3.47 x 3.44 (11'4 x 11'3)
Bedroom 2/ Sitting room	3.39 x 2.33 (11'1 x 7'8)
Family Bathroom	2.26 x 1.94 (7'5 x 6'4)







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 4 on the right 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.