



2 Bedroom Ground Flat

Offers Over £58,000

Bastion Property Management are delighted to offer to the sales market this ground floor flat, set within the popular area of Tullibody, only a short distance from Stirling City centre. Early viewing is recommended to fully appreciate the accommodation on offer. As you will see from the Virtual Tour and photographs the property is in need of upgrading. This property would be ideal for the first time buyer or an investment purchase. The Home Report and Virtual Tour can be found on our website at a click of a button by visiting www.bastionpropertymanagement.com

The accommodation comprises: entrance hallway (with two storage cupboard), lounge, kitchen, family bathroom and two double bedrooms.

The lounge is bright and spacious and is located to the front of the property. The kitchen, to the rear, includes a number of wall and base units with worktops. There is space for a cooker, fridge freezer and plumbing for a washing machine. Access to the rear garden is via the back door.

There are two double bedrooms both benefit from built in storage. The family bathroom is comprised of: WC, wash hand basin and bath with over shower and screen.

There is a garden area to the rear which is laid to stone chippings. The property is set in a cul de sac setting. There is residents parking available.

Stirling Road is located in the Tullibody area of Clackmannanshire. The property is ideally situated to provide excellent transport links with Stirling having both main line rail and bus stations. Schooling can be found in the area at both primary and secondary level Lornshill Academy is located close by. For those travelling by car the motorway networks are nearby providing swift access to business centres in the central belt. 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.

Room Sizes

All measurements taken from widest point.

Lounge	3.77 x 3.83 (12'4" x 12'7")
Bedroom 2	2.53 x 3.68 (8'3" x 12'1")
Principal Bedroom	3.13 x 2.91 (10'3" x 9'6")
Family Bathroom	1.96 x 2.64 (6'5" x 8'8")
Kitchen	2.56 x 2.37 (8'2" x 7'9")







Travel Directions

From the Agents office in Upper Craigs, at the traffic lights turn left onto Port Street. At the Pitt Terrace traffic lights turn left, at the Wellgreen Roundabout take the 2nd exit onto Wellgreen Road at the Craigs roundabout taking the 4th exit picking up the A907 to Alloa/St Andrews, at Blackgrange Roundabout take the 2nd exit onto the A907. At the next roundabout take the 3rd exit and stay on the Alloa Road/A907. Take the first exit on the next roundabout on to Stirling Road/B9096. Destination is on the left behind the Abercromby Arms.



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.