



1B DARNLEY STREET, STIRLING, FK8 1BT

OFFER OVER £129,500





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B-Spoke are delighted to offer to the sales market a 3 Bedroom Ground Floor Flat, situated in the historic City Centre of Stirling.

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

- 3 Bedrooms
- Lounge
- Kitchen
- Shower Room

There is a large communal area to the rear of the property including grassed areas, drying area and bin storage, with stunning views to the Wallace Monument and hills beyond. A popular Childrens Playpark is also close by, and Stirling Castle is only a few minutes' walk.

The property is ideally located to provide excellent commuter links to both main line rail and bus stations.

For those travelling by private car the motorway can be found within a few miles of the property and provides access to leading business centres within the central belt.

The City of Stirling offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities, shopping centres with major high street stores and supermarkets.

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:

- Security Entry System.
- Hallway with large walk-in cupboard and 2 further cupboards, providing ample storage.
- Bright and spacious Lounge with Dining area and feature fireplace.
- Fully fitted Breakfasting Kitchen including integrated gas hob, electric oven and extractor hood. Washing machine and fridge freezer included.
- Two well-proportioned double Bedrooms and third single Bedroom, all with the added benefit of storage.
- Shower Room with white WC and wash hand basin. Shower cubicle with electric shower.

DIMENSIONS

Lounge	4.99m x 3.94m
Kitchen	4.10m x 2.66m
Bedroom 1	4.11m x 3.93m
Bedroom 2	3.80m x 3.02m
Bedroom 3	3.61m x 2.84m
Shower Room	2.11m x 1.94m



B-Spoke Property
50 Port Street, Stirling, FK8 2LJ
01786 448 109
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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



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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