

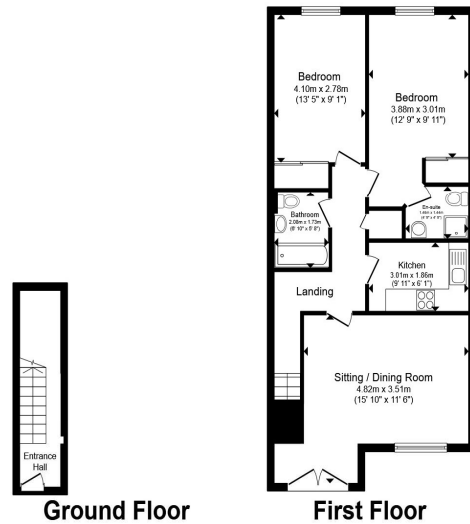


**Station Road, Bannockburn, Stirling, FK7 8JP**

welcome to

## Station Road, Bannockburn, Stirling

Introducing this exquisite & immaculately presented 2 Bedroom first floor flat, which is offered in walk-in condition. The property is situated in a highly sought-after residential area, offering a comfortable living space for those seeking a high-quality home. Viewing is certainly recommended to fully appreciate all that this impressive flat has to offer.



Total floor area 78.7 m<sup>2</sup> (847 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.ie](http://www.propertybox.ie)

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This stunning property which benefits from its own main door entrance, perfectly blends versatile accommodation & modern living, offering an exceptional living experience.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property & immediately catching your attention is the open plan Sitting/Dining Room, which is one of the many highlights of this wonderful home. This room is the perfect place in which to simply relax or unwind, whilst also creating a central hub for socialising, plus the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window & Juliet balcony allow light to flood into the room. Retracing our steps back to the Hallway, you will find the stylish Kitchen & the contemporary design certainly makes this one to enjoy; tastefully tailored with an array of wall & base units - the Kitchen provides space, convenience & ample storage. We then move on to the 2 Bedrooms, both of which benefit from in-built storage & the Principal Bedroom also having the inclusion of an En Suite Shower Room. Completing the accommodation on offer is a modern Family Bathroom comprising of bath with over shower, WC & wash hand basin.

The home is presented to an excellent standard throughout, offering walk-in condition & there is a good range of in-built storage space to be found throughout the home. Externally, there is an attractive communal garden & also communal parking for residents & visitors.

The property is situated in a sought-after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known store's present in the Thistle Shopping Centre plus a library, pharmacy, dentist & supermarket all within close proximity to the actual property. M8 & M9 motorways also offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

### **Entrance Hallway**

### **Sitting / Dining Room**

15' 10" max x 11' 6" max ( 4.83m max x 3.51m max )

### **Kitchen**

9' 11" max x 6' 1" max ( 3.02m max x 1.85m max )

### **Bedroom**

12' 9" max x 9' 11" max ( 3.89m max x 3.02m max )

### **En Suite**

### **Bedroom**

13' 5" max x 9' 1" max ( 4.09m max x 2.77m max )

### **Family Bathroom**



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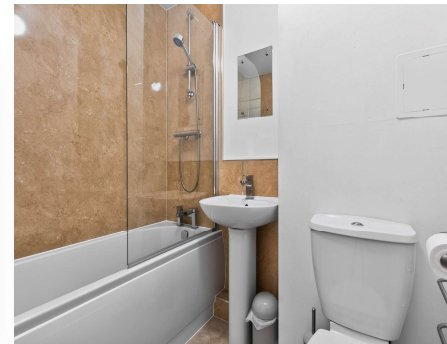
- An exquisite first floor flat
- Open plan Sitting/Dining Room
- Modern Kitchen
- 2 well-proportioned Bedrooms, both benefiting from in-built storage
- En Suite to Principal Bedroom & stylish Family Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110831 - 0003

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