

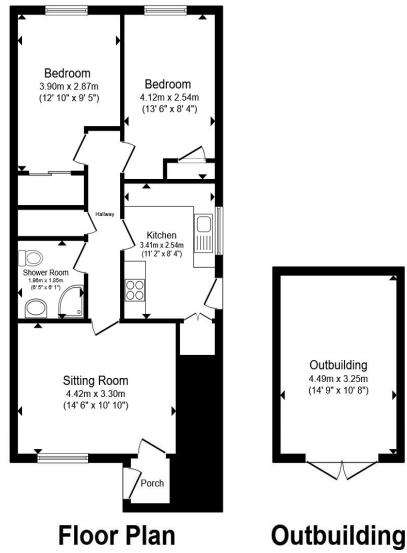


**Parkside Court, Plean, Stirling, FK7 8EG**

welcome to

## Parkside Court, Plain, Stirling

Introducing this well-proportioned & immaculately presented 2 Bedroom ground floor flat, which is offered in walk-in condition. The property is situated in a 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 76.8 m<sup>2</sup> (827 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.io](http://www.propertybox.io)



This charming property, which benefits from its own main & rear door entrance, perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, including those who perhaps require one level living.

Upon entering, you are greeted by an impressive Sitting Room; this really is the perfect place in which to relax or unwind, whilst also creating a central hub for socialising, making it the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect also allows light to flourish into the room. Next, we gravitate to the modern Kitchen which is one of the many highlights of this wonderful home & very much in keeping with today's lifestyle preferences; the contemporary design makes this Kitchen one to enjoy - tastefully tailored with an array of wall & base units, plus a range of integrated appliances. The Kitchen provides space, convenience & ample storage; there is also a door leading from the Kitchen, out to the rear garden. There are then 2 well well-proportioned Bedrooms, which both benefit from in-built storage & completing the accommodation on offer is the stylish Shower Room which comprises of a shower cubicle, wc & wash hand basin.

The home is presented to an excellent standard throughout, offering walk-in condition & skilfully provides a flexible layout, which current modern lifestyles prefer. There is also a good range of in-built storage space to be found throughout the home.

Externally, the rear garden has been fashioned to offer a variety of areas to enjoy & the current owner has resourcefully created a stunning outside space, with a multitude of areas, which all have multifunctionality, depending on your lifestyle requirements. There is an artificial lawn, gravelled & decked seating area plus a raised BBQ area; however, one of the true standout features is the spacious outbuilding (which benefits from power & lighting) & this can certainly be utilised for a variety of purposes depending on your lifestyle needs. Any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer.

Plean is an ideal location for the commuter with easy access to motorway connections to Glasgow and Edinburgh. There is a selection of day-to-day shops with a more extensive range available in nearby Stirling. There is primary schooling within the village and secondary levels close at hand. A selection of sporting and recreational facilities are also available close by.

## Entrance Hallway

## Sitting Room

14' 6" max x 10' 10" max ( 4.42m max x 3.30m max )

## Kitchen

11' 2" max x 8' 4" max ( 3.40m max x 2.54m max )

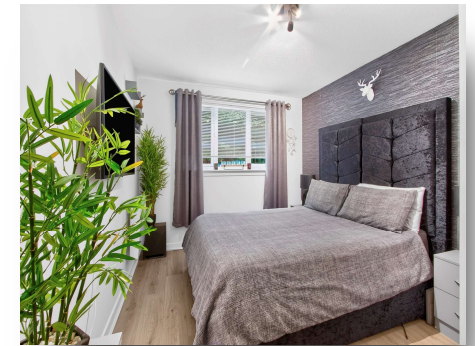
## Bedroom

12' 10" max x 9' 5" max ( 3.91m max x 2.87m max )

## Bedroom

13' 6" max x 8' 4" max ( 4.11m max x 2.54m max )

## Shower Room



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## Parkside Court, Plain, Stirling

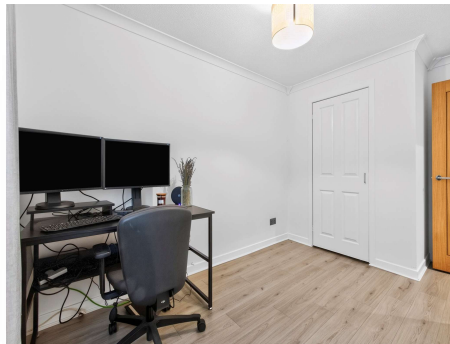
- A charming ground floor flat
- Stylish Kitchen
- Spacious Sitting Room
- 2 Bedrooms, both benefiting from in-built storage
- Modern Shower Room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

**£117,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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