

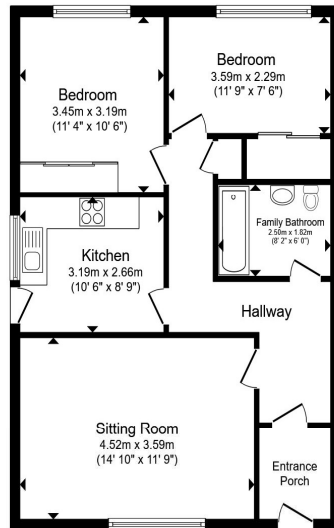


Hirst Court, Fallin, Stirling, FK7 7HZ

welcome to

Hirst Court, Fallin, Stirling

18 Hirst Court is a well-presented ground floor flat offering two generous bedrooms, a family bathroom and a spacious private garden. Benefiting from its own front and rear entrances, off-street parking and a peaceful residential setting in Fallin, this property presents an excellent opportunity for first-time buyers, downsizers, and investors alike.



Total floor area 68.1 m² (733 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

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Located within a quiet residential area of Fallin, 18 Hirst Court is a bright and spacious ground floor flat offering comfortable accommodation throughout and the rare advantage of extensive private outdoor space.

The welcoming living room is generously proportioned and freshly decorated, creating a bright and inviting space to relax. A large front-facing window allows an abundance of natural light to flood the room, while the property's position ensures a good degree of privacy with no direct overlooking from neighbouring homes.

The kitchen is fitted with a range of modern units featuring soft-close cabinetry and offers ample worktop and storage space. There is room for a small dining table, making it an ideal setting for everyday meals or entertaining family and friends. A rear door provides direct access to the garden.

The accommodation is completed by two bedrooms, both benefiting from built-in wardrobes, providing excellent storage solutions. The family bathroom is fitted with a white suite and shower over the bath, with additional space available for storage furniture.

Externally, the property truly stands out. Unlike many similar flats within the block, the private garden runs alongside the property as well as at the back, offering generous outdoor space to enjoy. The garden has been well maintained and features a patio area, astro turf and a garden shed, making it ideal for relaxing, gardening or outdoor dining.

Entrance Hallway

Sitting Room

14' 10" max x 11' 9" max (4.52m max x 3.58m max)

Kitchen

10' 6" max x 8' 9" max (3.20m max x 2.67m max)

Bedroom

11' 9" max x 7' 6" max (3.58m max x 2.29m max)

Bedroom

11' 4" max x 10' 6" max (3.45m max x 3.20m max)

Family Bathroom



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welcome to

Hirst Court, Fallin, Stirling

- Ground Floor Flat
- Spacious Sitting Room
- Kitchen
- Family Bathroom
- 2 Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£105,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

STI110882 - 0002

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