



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01786 231 155

**32D James Street**

RIVERSIDE, STIRLING, FK8 1UG



# Riverside

STIRLING, FK8 1UG

The historic town of Stirling is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond. This is where Stirling gets its second name 'Gateway to the Highlands'

The town enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities and provides educational requirements at both primary and secondary level, whilst Stirling University lies to the North of the town.

Stirling Town Centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the North and a mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.

It combines the charm of a historic destination with the buzz of a young population. With easy access to both Edinburgh and Glasgow (both around 50 minutes away by road or rail), you have the benefit of two of Scotland's largest cities nearby for weekend adventures.

With a population of almost 100,000, the bustling city of Stirling provides a great community for city life, with the tranquillity of Loch Lomond and The Trossachs National Park only 30 minutes away. When you come to Stirling, you may never want to leave.





# 32D James Street

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We are delighted to bring to the market this spacious three-bedroom flat located within the desired Riverside district in Stirling.

This property has been beautifully renovated throughout and is a blank canvas for the new owner. Whilst modern, this home has retained its original features like the coving and ceiling roses, which really elevate this property.

Internally this property consists of :

- Three double bedrooms with a range of storage solutions.
- Bright and spacious lounge.
- Dining kitchen with ample floor and wall mounted units.
- Three-piece bathroom with a shower over the bath.
- Plenty of storage space throughout.

Externally this property has communal gardens to the rear and ample on street parking to the front.

This property would be ideal for first time buyers, property investors and students due to the city centre location and the proximity to Stirling University.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



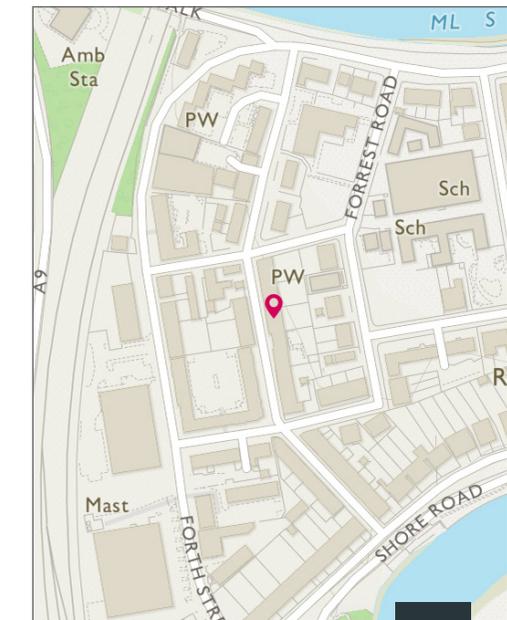
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.60m (11'10")
Kitchen	3.80m (12'6") x 3.80m (12'6")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	3.80m (12'6") x 3.60m (11'10")
Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Gas central heating, double glazed windows, white goods included.





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Text and description  
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Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer