

# 14C Endrick Place

ST. NINIANS, STIRLING, FK7 9EL



*Recently refurbished to a high standard this  
2-bed flat is in truly walk in condition*



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McEwan Fraser Legal are delighted to present to the market this property which has been recently refurbished to a high standard. This immaculate 2-bed flat is in truly walk-in condition. Redecorated throughout with mostly new floor coverings and an updated kitchen and security system this could be the ideal flat for a professional couple, a small family or a canny Buy to Let investor.

Situated near the end of a quiet cul-de-sac with ample residents parking outside this immaculately presented first floor flat is in walk-in condition. Recently refurbished to a very high standard this really is a case of move in and sit down. Secure entry and a new alarm/security system provide a feeling of comfort and safety.

## THE LOUNGE



Entry to the property is through a secure wooden door to a generous hallway which in addition to 2 large, carpeted walk-in cupboards, also benefits from an additional cloakroom/storage area in the space behind the door.

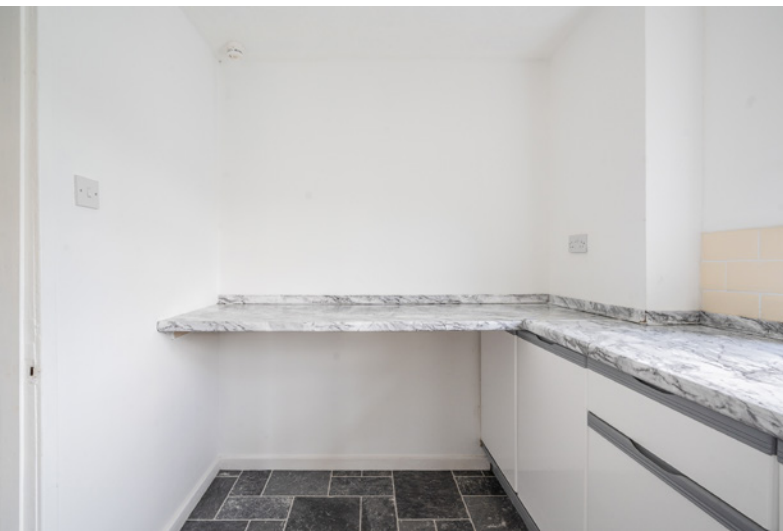
The generous lounge area has brand new carpeting and freshly painted walls and is of a size and shape that would accommodate various furniture configurations. A large window lets lots of natural light flood this apartment of the property.

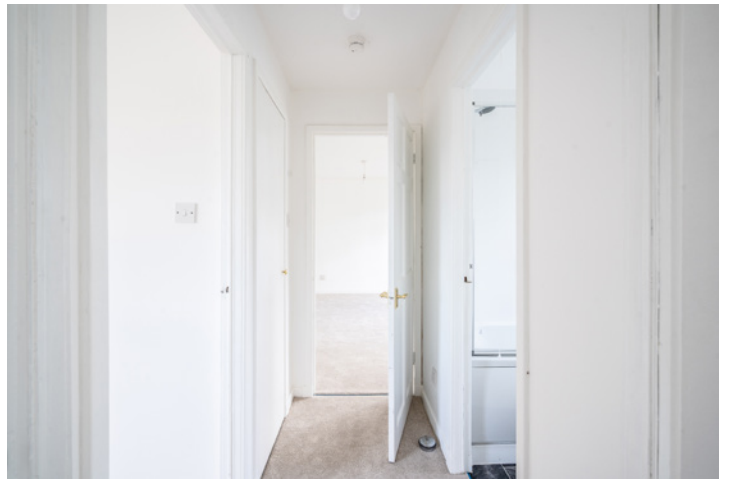


# THE KITCHEN



The modern and well-equipped breakfasting kitchen has contemporary black and grey floor tiles with grey marble effect work surface over the modern white fitted base and wall-mounted cabinets. Cream coloured metro style splashback tiles over the work surface finishes the look well. This room further benefits from a large pantry cupboard, new Indesit electric oven and hob with space for washing machine and fridge freezer and a breakfast bar at the end.





The well-appointed bathroom has the same contemporary black and grey flooring as the kitchen and benefits from a modern white suite with a deep bath and Triton shower and quality glass screen over the bath. Both bedrooms are generous in size and both benefit from fresh décor and new carpeting as with the lounge and hallways.

A modern and efficient electric heating system and double-glazed windows ensure this home is warm and cosy in the winter months. Early viewing is strongly recommended for what is arguably the best example of this property on the estate.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2



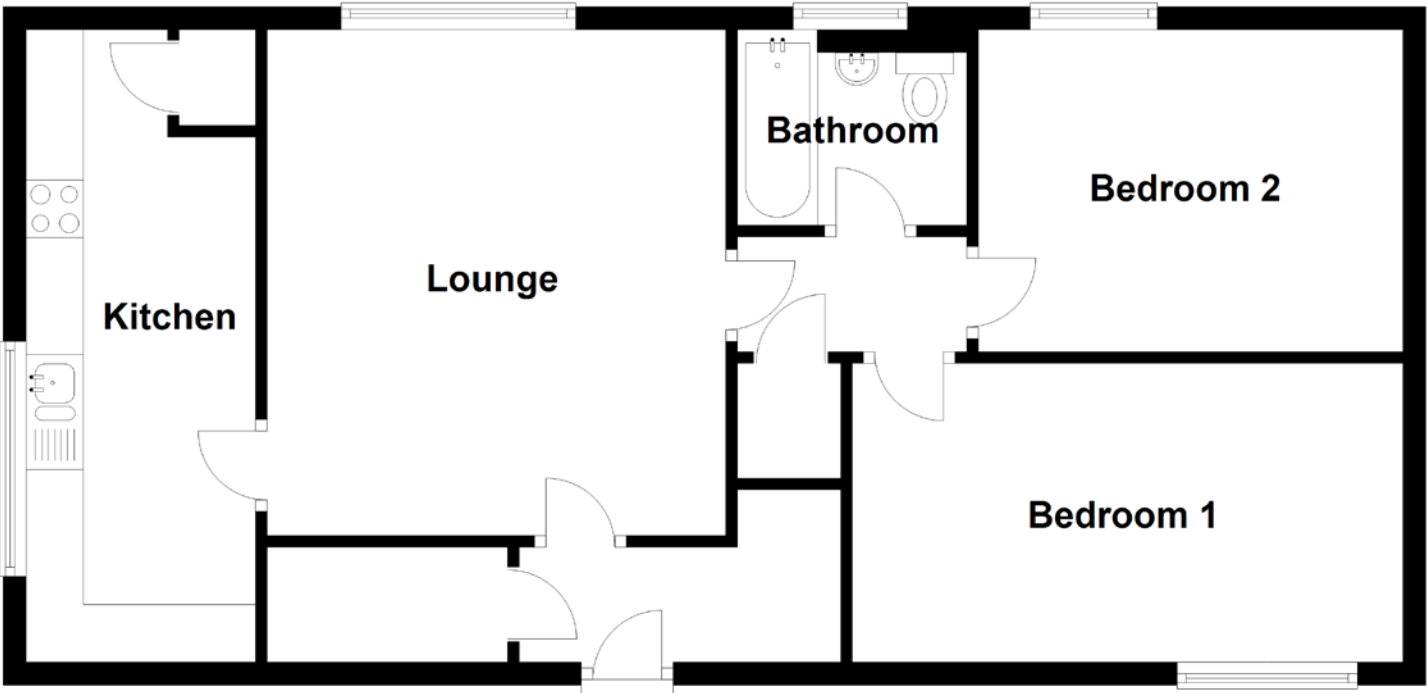


# THE COURTYARD & VIEW

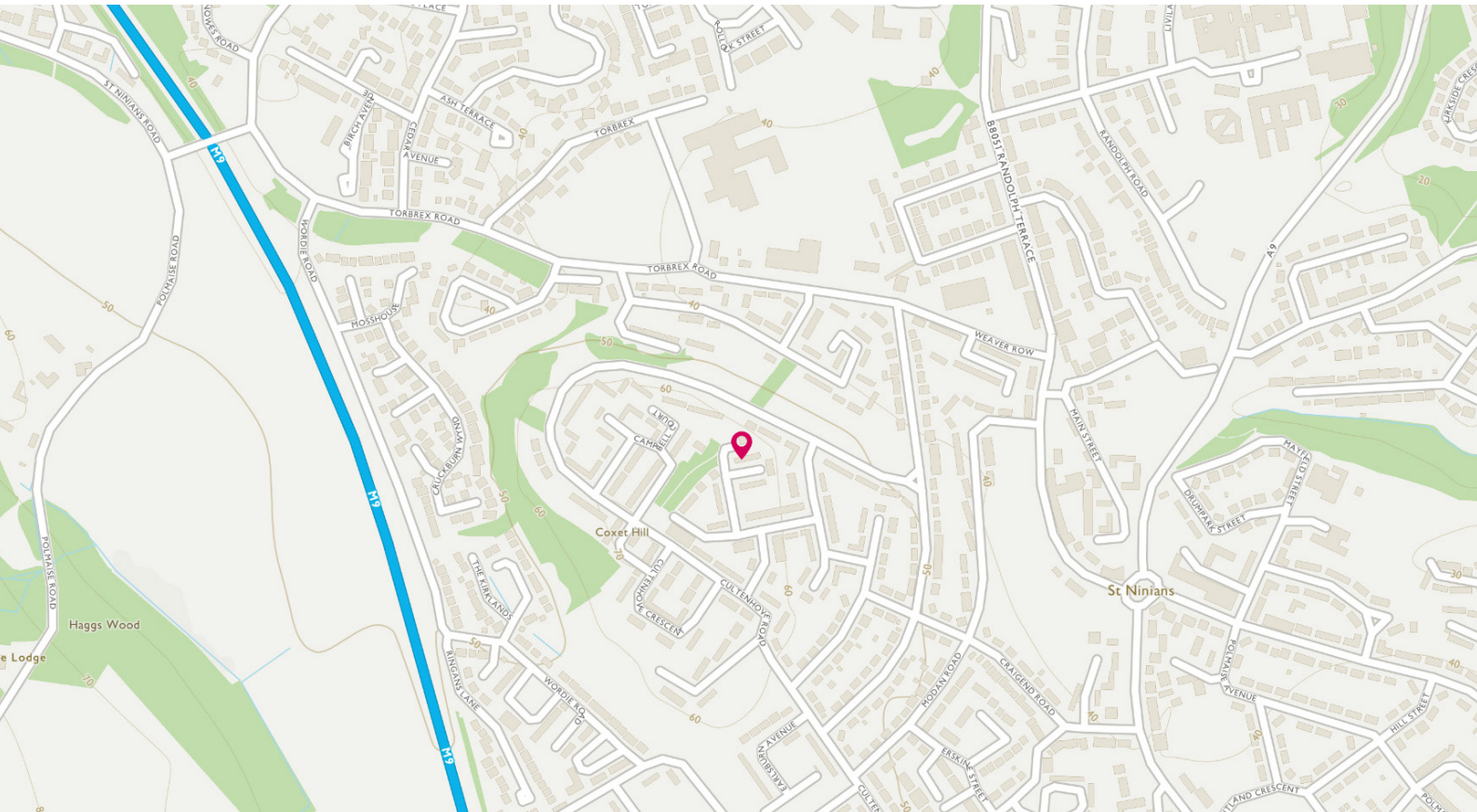




# FLOOR PLAN, DIMENSIONS & MAP



|  |                               |  |                              |
|--|-------------------------------|--|------------------------------|
| Approximate Dimensions (Taken from the widest point) |                               | Bedroom 2  | 3.70m (12'2") x 2.80m (9'2") |
|  |                               | Bathroom   | 2.00m (6'7") x 1.70m (5'7")  |
| Lounge   | 4.40m (14'5") x 4.00m (13'1") | Gross internal floor area (m <sup>2</sup> ): 68m <sup>2</sup><br>EPC Rating: D |                              |
| Kitchen  | 5.50m (18'1") x 2.00m (6'7")  |  |                              |
| Bedroom 1  | 4.80m (15'9") x 2.60m (8'6")  |  |                              |





# THE LOCATION

St Ninians is an eternally popular area of Stirling which always attracts interest.







Situated approximately 1 mile to the west of this vibrant university city it boasts a range of excellent bars, restaurants, and other amenities as well as regular and reliable public transport links to Glasgow and Edinburgh as well as the local city Centre. St Ninians has well-regarded schools and Stirling itself is a hub of activity with excellent shopping facilities, tourist attractions – modern and historic - and a host of amenities to satisfy most tastes and pastimes. The local motorway networks are nearby, giving commuters access to central Scotland and beyond.



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