



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01786 231 155

**27a Rollock Street**

STIRLING, FK8 2BQ

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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.

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.

This ground floor flat has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views. Presented in move-in condition, the property is accessed via its own front door.

The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the rear with large picturesque window and open aspect views flooding the room with natural light. There is a wonderful dining kitchen with a good selection of stylish units and integral appliances. Both bedrooms are double in size and the master benefits from an en suite shower room. The modern bathroom with stylish splashback tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.



# Specifications & Details

## FLOOR PLAN, DIEMENTIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	7.00m (23') x 3.60m (11'10")
Kitchen	4.60m (15'1") x 2.60m (8'6")
Master Bedroom	3.30m (10'10") x 3.20m (10'6")
En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	4.30m (14'1") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

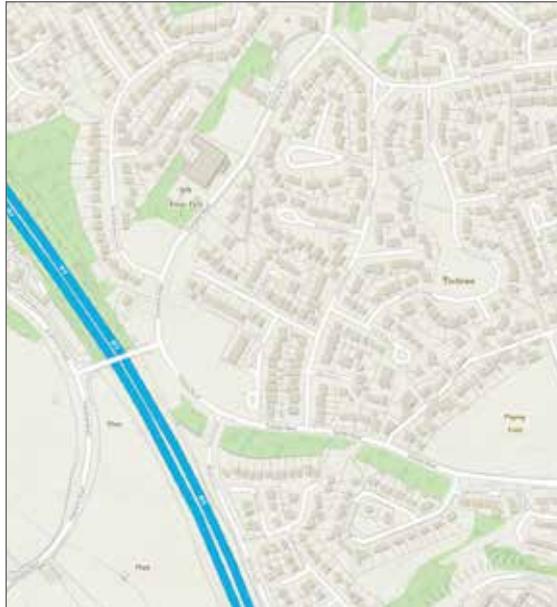
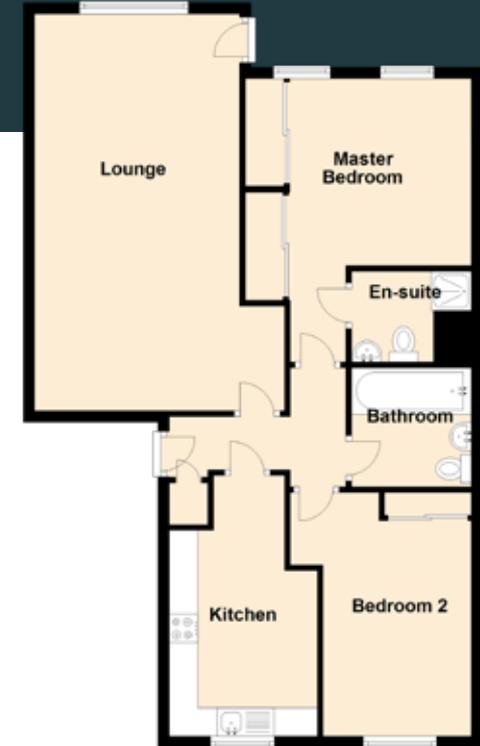


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