



2 Bedroom Apartment

£800 PCM

Bastion Property Management are delighted to offer to the market this stylish and contemporary top floor flat situated within an impressive mill conversion. Viewing is highly recommended to appreciate the accommodation on offer.

The property provides a private security entry system to the communal close providing access to all floors. The accommodation comprises a bright and well-proportioned reception hallway which has two spacious storage cupboards one of which houses the boiler. Open plan lounge/ dining area with a large arched window looking to the rear of the property. Modern fitted kitchen with wall and base units, oven, hob, cooker hood and built in fridge/ freezer, washing machine and dishwasher. The spacious principal bedroom is complete with built-in mirrored wardrobes and an en-suite shower room. The second double bedroom also has built- in mirrored wardrobes. Finishing with a family bathroom comprises WC, sink, bath with over bath shower with screen.

The property also has a feature mezzanine level which looks onto the lounge this area could be used as a study area or a second lounge. There is ample storage. The property has feature windows and high ceilings which give a sense of space and light and are in keeping with the traditional features of the building. Warmth is provided by a gas central heating and double glazing. Resident parking is situated within the development.

Internally the property is decorated to a high standard throughout and also has a variety of floor coverings.

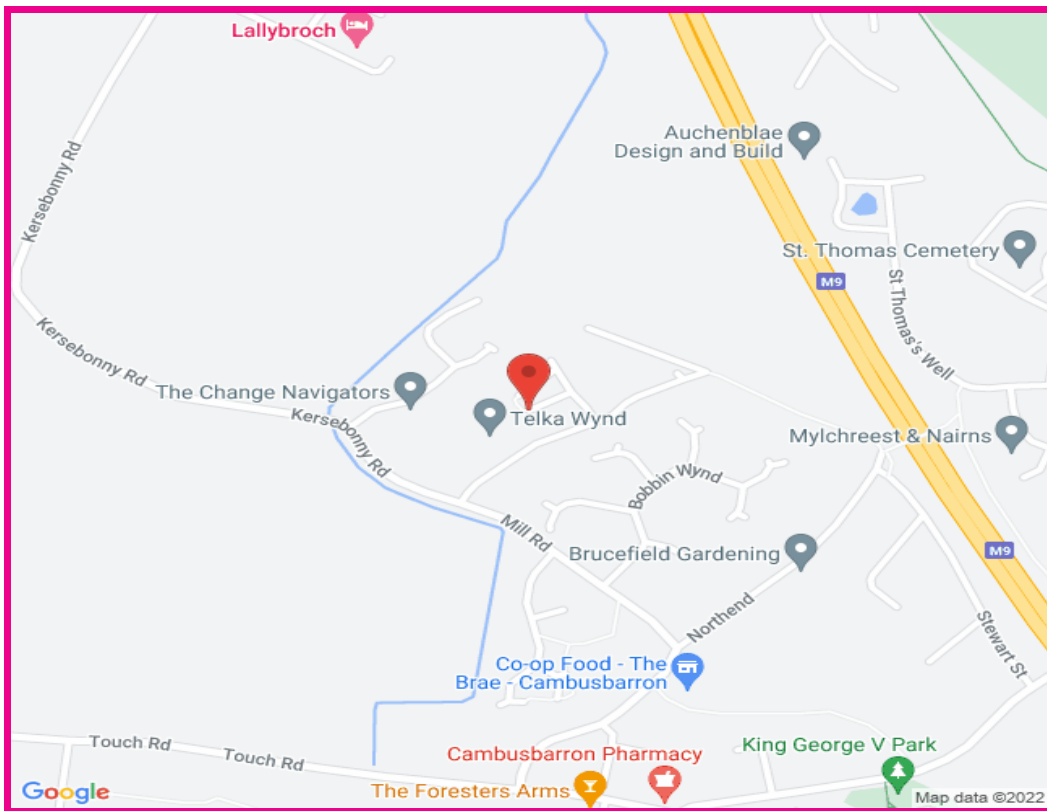
The property is conveniently located within the quiet locale of Cambusbarron, providing swift motorway access to cities throughout the central belt and is only a ten minute drive from Stirling city centre which offers shopping facilities, including the well-known Thistles shopping centre and can be reached by car or regular public transport. The popular village of Cambusbarron also provides a variety of local amenities, as well as leisure facilities. Schooling is available locally from nursery to primary level, with secondary schooling located in closer to Stirling city centre.

## Room Sizes

All measurements taken from widest point.

Measurements are not given on rental properties





### Travel Directions

Travelling along the A811 the first exit sign posted A811 (Erskine Bridge, Balloch). Turn left into Kersebonny Road and follow road into Cambusbarrow. Upon entering Cambusbarrow take the second left where the property can be found on the left hand side.



**BASTION**

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### Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.