



1 Bedroom Flat

Offers Over £88,000

Bastion Property Management is pleased to present to the market this one bedroom ground floor flat situated within the historic City of Stirling, walking distance to the city centre. Viewing is highly recommended to fully appreciate the accommodation on offer. The Home report can be found on our website at a click of a button by visiting [www.bastionpropertymanagement.com](http://www.bastionpropertymanagement.com)

The inner hallway provides access to all accommodation which comprises kitchen, lounge, one double bedroom and bathroom with over bath shower. The lounge is bright and spacious with windows to the rear providing natural light. There is a modern fitted kitchen with a number of wood effect wall and base units and a complimentary black worktop. Included in the sale is an oven, hob, washing machine and fridge freezer. The bedroom overlooks the front garden. The bathroom comprises, W/C, wash hand basin, bath with over bath shower. The property is decorated in a neutral decor

The property further benefits from gas central heating, double glazing and on street parking. There is a private front garden and communal rear garden.

The property can be found in the popular residential area of Newhouse, Stirling, from here there is access to an excellent range of local amenities within Stirling including; a range of high street shops, supermarkets, pubs and restaurants. Public transport links surrounding the areas are excellent with both bus and railway stations located in the city centre. Motorway networks are also located nearby. Schooling can be found in the area at both primary and secondary level.

## Room Sizes

All measurements taken from widest point.

Lounge - 4.26 x 3.83 (14'0" x 12'6")

Kitchen - 4.13 x 2.03 (13'6" x 6'8")

Bedroom - 3.59 x 4.07 (11'9" x 13'4")

Bathroom - 1.68 x 2.96 (5'6" x 9'8")





### Travel Directions

Leaving the agents office at 33 Upper Craigs Stirling turn left onto Port Street then at the traffic lights continue forward onto St. Ninians road. At the mini roundabout continue forward onto Newhouse where you will arrive at 15 Newhouse on the left hand side of the road.



**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.