



Bastion Property Management is delighted to offer to the market this well-appointed spacious two bedroom top floor apartment. The property of charm enjoys a quiet setting within a highly desirable location and is convenient for all local amenities. Viewing is highly recommended to appreciate the accommodation on offer. A Virtual Tour can be found on our website at a click of a button by visiting [www.bastionpropertymanagement.com](http://www.bastionpropertymanagement.com)

The accommodation, which is in good decorative order throughout, comprises a reception hallway, a large bright spacious lounge, modern fitted kitchen with complementary worktop. Included is an integrated electric oven, hob, washing machine, fridge and freezer.

There are two well proportioned, double bedrooms with fitted mirrored wardrobes. The bathroom comprises; WC, wash hand basin and walk-in shower and screen.

This well-appointed apartment offers superior specification and decor giving a clean and crisp finish and boasts a variety of floor coverings throughout. The property further benefits from double glazing and electric heating, Residents parking is available.

The rental figure includes broadband, TV and TV licence.

Property is fully furnished

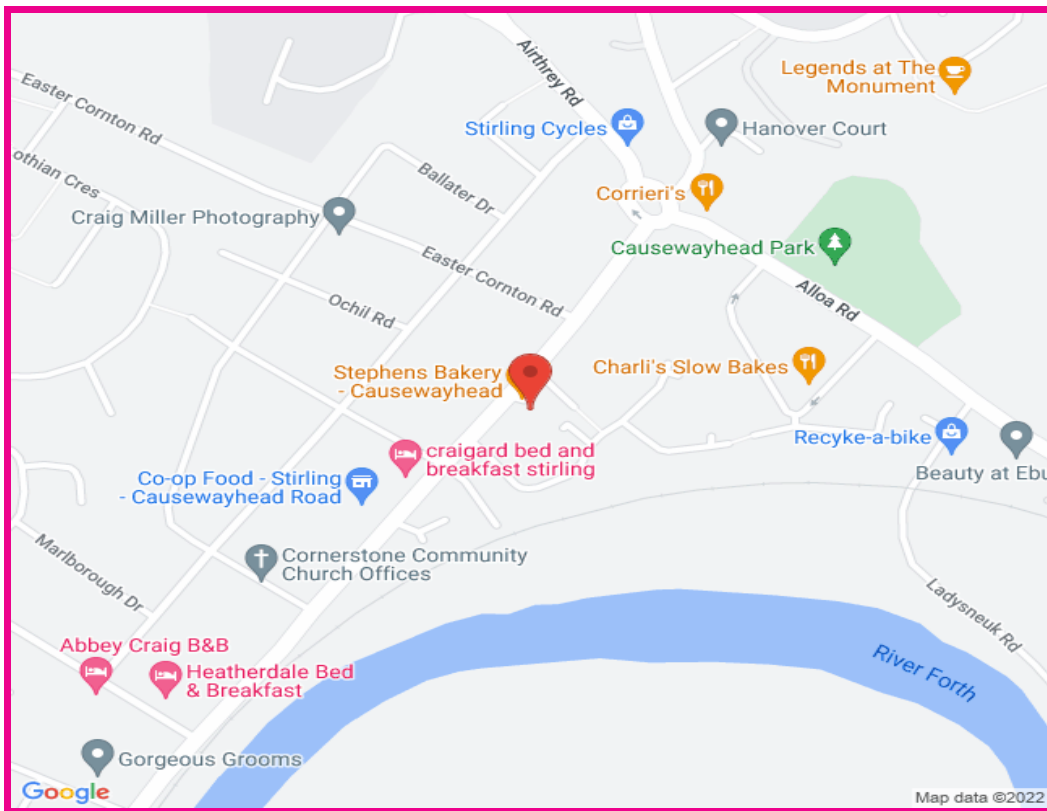
The property is ideally located to provide swift commuter links to all major road networks. Causewayhead Road, Causewayhead has excellent bus links to Stirling and surrounding areas and offers a variety of local amenities, including bars, restaurants, shops and recreational facilities. Supermarkets and high street multiples can be found nearby in Stirling City Centre. Stirling has both primary and secondary schools nearby.

## Room Sizes

All measurements taken from widest point.

Measurements are not given for rental properties





### Travel Directions

Travelling from Wellgreen, Stirling. At the roundabout take the 2nd exit filter into the left hand lane. At the next roundabout take the 2nd exit travelling along the A9 dual carriageway passing the Bus Station and Tesco on the left hand side. At the next roundabout take the 3rd exit across Stirling Bridge take the right hand filter and continue along Causewayhead Road through the pedestrian traffic lights, through the next set of traffic lights follow this road, before you reach the roundabout, the property is situated on the right 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.