



**Fairgreen Place, Bannockburn, Stirling, FK7 8NU**

**welcome to**

## **Fairgreen Place, Bannockburn, Stirling**

An impressive & deceptively spacious, two bedroom ground floor flat which offers well-proportioned accommodation & is ideally situated in a popular residential area. Viewing is highly recommended to truly appreciate all that this lovely flat has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



This exquisite flat will have broad appeal to a wide demographic of potential buyers, including those who perhaps those requiring one level living.

The accommodation on offer initially comprises of an entrance hallway & immediately drawing you in is the spacious Sitting / Dining Room, which is a real stand-out feature & is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day; in the warmer seasons, roll open the patio doors & step out onto the raised decking - this makes the ideal space for alfresco dining or purely to enjoy the attractive rear garden. The stylish Kitchen, with contemporary design, is certainly one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. The 2 Bedrooms are both doubles in size, with the Principal Bedroom benefiting from in-built wardrobes & concluding the accommodation on offer is the modern, 4 piece Family Bathroom, which is a further stand-out feature; the Bathroom comprises of a bath, separate shower cubicle, WC & wash hand basin.

The home is extremely well-presented throughout; whilst the property further benefits from double glazed windows & gas radiator heating, whilst handy & practical storage provisions can be found throughout the flat.

Externally there is a rear garden, which is exclusive to the property & consists of a raised decking area & patio, plus lawn area with a timber shed included within the sale.

The property is situated in a sought after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known stores present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

### **Entrance Hallway**

### **Sitting / Dining Room**

15' 5" x 12' 8" ( 4.70m x 3.86m )

### **Kitchen**

10' 3" x 8' 5" ( 3.12m x 2.57m )

### **Bedroom**

12' 9" x 9' 2" exc wardrobe ( 3.89m x 2.79m exc wardrobe )

### **Bedroom**

12' 4" x 11' 7" ( 3.76m x 3.53m )

### **Family Bathroom**



***view this property online*** [allenandharris.co.uk/Property/STI110224](https://www.allenandharris.co.uk/Property/STI110224)



welcome to

## Fairgreen Place, Bannockburn, Stirling

- Ground floor flat
- Deceptively spacious accommodation
- Spacious Sitting / Dining Room
- Modern Kitchen
- Stylish 4 piece Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

**£115,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/STI110224](https://www.allenandharris.co.uk/Property/STI110224)



Property Ref:  
STI110224 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01786 445011**



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



**allenandharris.co.uk**