



Abbey Road, Stirling, FK8 1LL

welcome to

Abbey Road, Stirling

An impressive & deceptively spacious, one bedroom ground floor flat which offers well-proportioned accommodation, whilst also benefitting from its own front & rear door access. The property is ideally situated on a corner site, within a popular residential area & viewing is highly recommended to truly appreciate all that this lovely flat has to offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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

The accommodation on offer initially comprises of an entrance hallway & immediately drawing you in is the spacious Kitchen/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. 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. Situated off the Kitchen/Dining room & to the rear of the property is the Sun Room; this is a delightful additional space to enjoy & could be adapted to alternative usage, depending on your lifestyle requirements. The formal Sitting Room, with corner bay window, is the perfect space in which to relax & unwind; whilst the Bedroom is well-proportioned & also benefits from a range of in-built wardrobes. Completing the accommodation on offer is a modern Shower Room, comprising of a Shower Cubicle, wash hand basin, bidet & WC.

The home is 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 an easily maintained walled garden to front & the rear garden, which is also exclusive to the property, consists of a good size patio area with a timber shed, which is 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.

Agents Note: The sale of the property is subject to grant of probate. Please seek an update from the branch with regards to potential timeframes involved.

Entrance Hallway

Sitting Room

13' 2" exc bay window x 12' 3" exc bay window (4.01m exc bay window x 3.73m exc bay window)

Kitchen / Dining Room

18' 10" max x 14' 9" max (5.74m max x 4.50m max)

Sun Room

9' 2" x 8' (2.79m x 2.44m)

Bedroom

13' 3" inc in-built storage x 7' 11" inc in-built storage (4.04m inc in-built storage x 2.41m inc in-built storage)

Shower Room



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welcome to

Abbey Road, Stirling

- Ground floor flat
- Deceptively spacious accommodation
- Kitchen/Dining Room
- Sitting Room & Sun Room
- Bedroom

Tenure: Freehold EPC Rating: D

offers over

£127,500



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Please note the marker reflects the postcode not the actual property



Property Ref:
STI110197 - 0002

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