



PROPERTY AND
ESTATE AGENTS

40 Erskine Street

Stirling, Scotland

Bedrooms: 2 Bathrooms: 1 Receptions: 1

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Description

Presented to the market is this two bedroom first floor flat convenient for all local amenities. The property is offered in "turnkey" condition and is situated within a popular new build development.

The internal accommodation, accessed by its own front door, comprises entrance hall with carpeted stairs to first floor, upper hall with two fantastic storage cupboards, large lounge/diner, breakfasting kitchen, two bedrooms and a bathroom. Warmth is provided by gas central heating and the property is fully double glazed.

To the rear there is a private, west facing garden which is bound by fencing and features areas of decking and lawn. There is also a private external storage cupboard. One allocated parking space and ample visitors parking available.

Location

Erskine Street is located in the St Ninians area of Stirling, with a variety of shops and amenities nearby. The historic city centre, with its fine range of shopping, business and leisure amenities is also close at hand. Schooling is available nearby at both primary and secondary level. The area is ideal for those who have to travel for business, with the M9 and M80 being easily accessible and Stirling railway station provides regular services to Edinburgh and Glasgow.

EPC Rating B81

Council Tax Band C

Entrance Hall

Accessed via a part-glazed door with carpeted flooring, radiator, BT point and window. Great space for coats and shoes.

Upper Hall

Carpeted flooring, radiator, loft hatch and two good sized storage cupboards.

Lounge/Dining (4.3m x 4.1m)

Spacious room with large front facing window, carpeted flooring, two radiators, TV and BT points.

Breakfasting Kitchen (3.5m x 2.7m)

Modern fitted kitchen exhibiting a fine range of wall and base units, contrasting laminate worktop with upstand and stainless steel sink with mixer tap and draining board. Integrated appliances to include: oven, 4 ring induction hob with stainless steel splashback, extractor hood, dishwasher and fridge/freezer with space for a washing machine. Vinyl flooring, breakfast bar, radiator and window. Boiler located in one of the kitchen units.

Bedroom 1 (3.7m x 2.9m)

A spacious double bedroom to the rear of the property. Built in mirrored wardrobe, laminate flooring and radiator. TV and BT points.

Bedroom 2 (3.3m x 1.9m)

A further rear facing bedroom which is currently being used as a dressing room. Laminate flooring, radiator and storage cupboard.

Bathroom (2.8m x 1.6m)

Contemporary three piece suite of WC, wash hand basin with storage under and bath with electric shower over. Porcelain tiled flooring and half tiled walls, heated towel rail, opaque window, light up mirror and extractor fan.

Agents Note

We believe these details to be accurate, however it is not guaranteed, and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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