



allen & harris



note: floorplans are schematic only and not to scale

## 22 Bruce Street Stirling FK8 1PB

Top floor flat in a traditional tenement building within walking distance to Stirling city centre, Stirling University, bus and rail stations and motorway networks.

OFFERS OVER £105,000

The accommodation with views to the front of Stirling Castle and Wallace Monument to the rear is in good decorative order throughout and comprises security entry system, hall, lounge, kitchen, two double bedrooms and newly fitted bathroom. Gas central heating. Double-glazing. Communal garden grounds to the rear.

The historic city of Stirling offers excellent local shopping facilities with many of the well known stores present in the Thistle and Marches Shopping Centres. Easy access onto the M8 and M9 motorways for commuting to Glasgow and Edinburgh or by rail (Stirling Station). Good recreational facilities such as swimming, indoor bowling, golf, tennis and squash are close by. Stirling University.

#### ACCOMMODATION COMPRISES:

##### ENTRANCE

Timber door into communal close with external door leading to the garden to the rear. Staircase leading to the upper floors.

##### HALL

Hallway providing access to all rooms of the flat. Security door hand set. Single panel central heating radiator. High level cupboard accommodating the electric meter. Fitted coat hooks. Ceiling light.

##### LOUNGE

13'4 x 12'3

Bright lounge with double glazed window to the front with views to Stirling Castle. Shelved alcove. Two double panel central heating radiators. Television and telephone points. Picture rail. Ornate cornice and ceiling rose. Ceiling light. Space for dining table. Fifteen pane glass door to the hall.

##### KITCHEN

8'10 x 8

Fitted kitchen with wall and base units and round edge worktop surfaces. Complimenting tiling between the units. Stainless steel sink with mixer tap. Hygena gas hob with extractor hood above and Hygena electric oven. Indesit washing machine and Beko upright fridge freezer. Wall mounted combi boiler. Double panel central heating radiator. Extractor fan. Ceiling spot lighting. Vinyl floor. Fifteen pane glass door to the hall.

##### BEDROOM 1

12'3 x 10'6

Master bedroom with double glazed window to the front. Double panel central heating radiator. Ceiling cornice. Ceiling light.

##### BEDROOM 2

11'3 x 12'4 (decreasing to 8'3)

Double bedroom with double glazed window to the rear with views across the bowling green to the Wallace Monument.



Shelved alcove. Double panel central heating radiator. Ceiling cornice. Ceiling light.

##### BATHROOM

Recently fitted bathroom with white suite comprising low level WC, pedestal wash hand basin and bath with shower attachment. Double panel central heating radiator. Double glazed obscure glass window to the rear with deep display sill. Extractor fan. Picture rail. Ceiling cornice. Vinyl floor.

##### CARPETS/ CURTAINS

All fitted carpets and curtains are included in the sale price.

##### CENTRAL HEATING

Gas central heating as described.

##### DOUBLE GLAZING

Double glazed units as described.

##### GARDEN

Communal garden to the rear laid down to lawn surrounded by planted borders. Shared Outhouse. External store for the exclusive use of this flat.

##### COUNCIL TAX

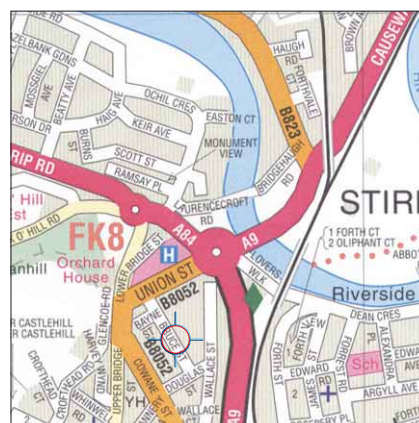
Band B

##### SERVICES

Mains water, drainage, electricity and gas. Telephone.

##### TRAVEL DIRECTIONS

Refer to attached location map.



#### REFERENCE

5220

#### PRICE

Offers Over £105,000

#### SELLER

Clients of Allen and Harris

#### PROPERTY ADDRESS

22 Bruce Street  
Stirling  
FK8 1PU

#### VIEWING

By appointment, please, through our Stirling branch, 18 Maxwell Place, Stirling, FK8 1JU, 01786 462355.

#### THE NEXT STEP

To register your interest in this property, please Anne Glen at our Stirling branch on 01786 462355. For information on the likely charge to survey the property, please contact STEVEN FINLAY on 01786 462355.

#### OFFERS

All offers and intimations of interest are being handled by our Stirling branch on 01786 462355. Our client is not bound to accept the highest, or any offer.

#### MARKET APPRAISALS

For an up-to-date market appraisal on your own property, please telephone our Stirling branch on 01786 462355. This is a complimentary service and will help you to calculate your purchasing power.

#### ALLEN & HARRIS STIRLING

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