

53, Beechwood Gardens,
Stirling, Stirlingshire FK8 2AX

FIXED PRICE £235,000

County Estates are delighted to bring to the market this impressive first floor two-bedroom apartment within the popular Beechwood Gardens in Stirling.

Presented in excellent condition throughout, this attractive property offers modern and comfortable living, complemented by a secure entry with a staircase, a lift and dedicated off-street parking. Internally, the layout comprises of: a welcoming entrance hallway with excellent built-in storage, a spacious lounge/dining room, and a well-appointed fitted breakfasting kitchen featuring a Juliette balcony. There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, with the principal bedroom further enhanced by a stylish en-suite shower room. A separate bathroom is located off the hallway, serving the remainder of the accommodation. Visitor and owner parking is available to the front.

The location is another major advantage. Situated within a convenient part of Stirling, the property is only a short walk from the city centre, giving easy access to a wide range of shops, cafés, restaurants, bars and leisure facilities. Excellent transport links are also nearby, making this an ideal base for commuting throughout Stirling and further afield.

Entrance

Access to the property is via a secure door entry system, with carpeted stairs and a lift providing access to the private entrance.

Private Entrance

The private entrance is via a white hardwood door which provides access to the welcoming entrance hallway.

Hallway

The welcoming entrance hallway features carpeted flooring and benefits from two built-in storage cupboards and provides access to all of the accommodation.

Lounge

11' 5" x 19' 10" (3.48m x 6.04m)

The bright and spacious lounge has a large window overlooking the side of the property and features carpeted flooring and an electric fire and fireplace.

Breakfasting Kitchen

8' 5" x 12' 5" (2.56m x 3.78m)

The breakfasting kitchen has a good range of beech effect wall and base units with complimentary worktops and a built-in oven with a gas hob. The integrated appliances include: a fridge/freezer, a washing machine and a dishwasher. There is space for a table and chairs and the kitchen features French doors with a Juliette balcony which overlooks the lovely garden grounds.

Principal Bedroom

11' 4" x 13' 10" (3.45m x 4.21m)

The generous principal bedroom features a bay window overlooking the front of the property and benefits from two built-in double wardrobes, carpeted flooring and an en-suite shower room.

En-Suite

8' 7" x 4' 10" (2.61m x 1.47m)

The en-suite shower room comprises of a vanity sink unit, a w.c and a separate shower enclosure with a thermostatic shower, vinyl flooring and wet-wall panelling.













Bedroom 2

8' 10" x 12' 0" (2.69m x 3.65m)

The second double bedroom is to the front of the property with carpeted flooring, a built-in wardrobe and has ample room for free-standing furniture.

Family Bathroom

The family bathroom is partially tiled with a cream three piece suite, carpeted flooring and a shower from the mixer taps.

Communal Gardens and Parking

The property is situated in beautiful, well maintained, mature garden grounds with residents and visitors parking.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

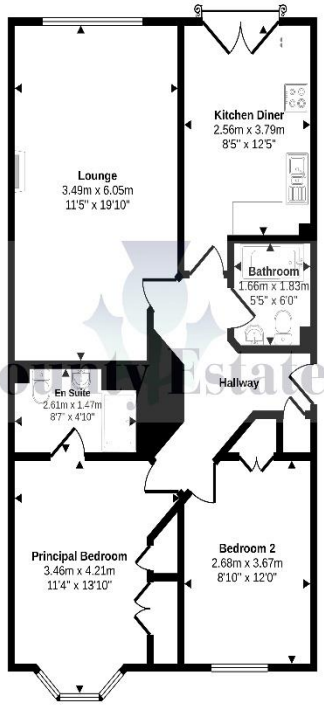
Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains and curtain poles. Also included is the built-in oven and gas hob, the integrated appliances including the dishwasher, the fridge/freezer and the washing machine.

Home Report

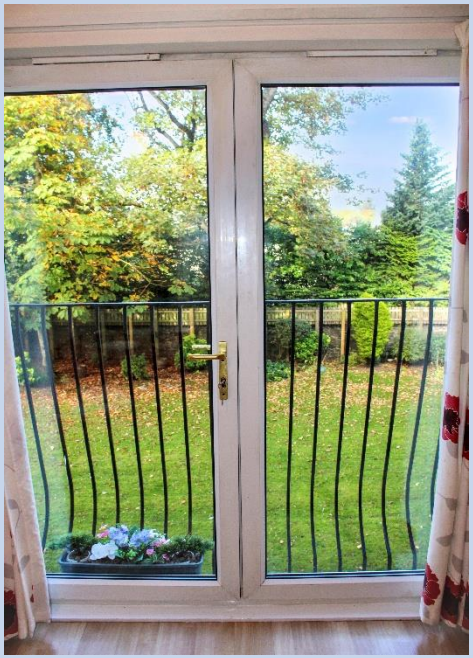
To view this home report please email us on: admin@county-estates.net

Approx Gross Internal Area
73 sq m / 785 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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