



8(H)/30 James Street

Stirling FK8 1UG

Offers Over £119,999

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this well proportioned two bedroom upper flat. The property is set within a well established and popular residential location. It boasts a bright lounge, spacious kitchen and ample storage throughout. It further benefits from residents parking and a shared drying green. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and its position. Early/flexible entry is available with no onward buying chain involved.

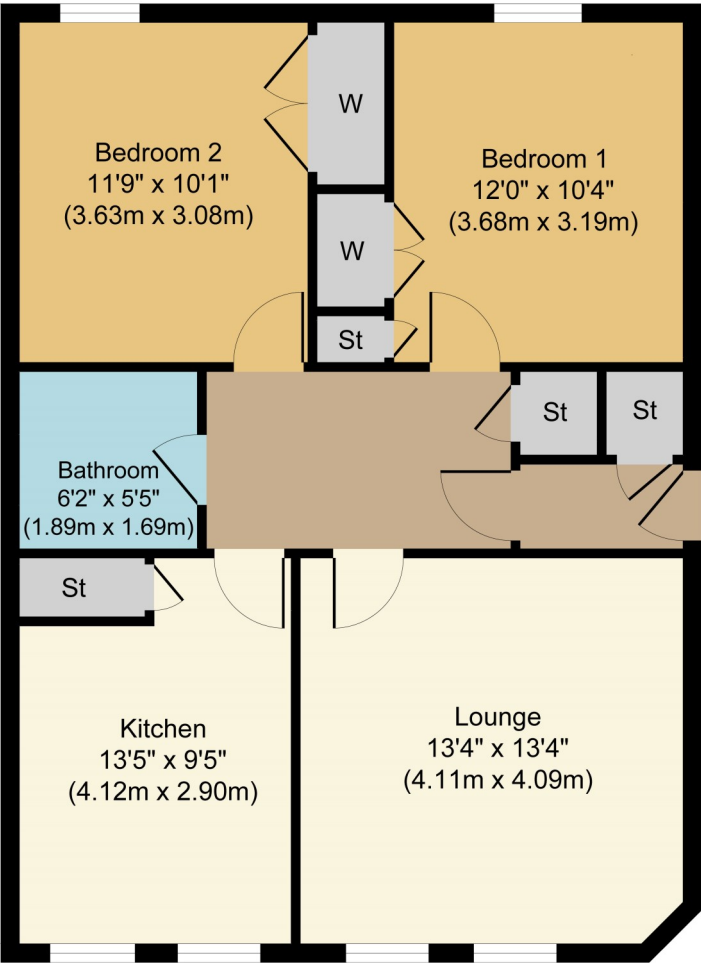
- **Entrance vestibule & hallway**
- **Spacious lounge**
- **Kitchen**
- **Two bedrooms**
- **Bathroom**
- **Communal drying area & parking**
- **GCH & DG**
- **Council Tax Band: C**
- **Energy Efficiency Rating: C**

Extras: All floor coverings and light fittings. Other items available by separate negotiation.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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