






Lamberton Avenue  
Stirling  
FK7 7TT

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## Offers Over £98,000

A one bedroom, upper flat situated in a cul-de-sac position of a popular residential development.

This stylish flat offers spacious accommodation with double glazing, gas central heating, garden and allocated parking space.

The property offers a wonderful opportunity to a First Time Buyer or for those looking for investment potential.



Home Report Valuation  
£100,000

Council Tax Band B

EPC Rating C



The flat is accessed by way of its own main door and consists of entrance hallway/stairwell, spacious lounge with media wall and feature fire, well-equipped modern kitchen with a selection of floor and wall units, bright stylish shower room and double bedroom. The bedroom benefits from a large walk-in dressing room/wardrobe. Double Glazing and gas central heating have been installed.

All rooms are attractively decorated in fresh decor and large windows provide a light and airy feel.

To the rear of the flat is a low maintenance garden. An allocated parking space is situated to the side of the flat.

Lamberton Avenue is a popular residential development made up of varied property styles and is conveniently placed for all amenities in Stirling City Centre including major road and rail networks which allow ready access throughout central Scotland.



## Vendor Comments

*The flat has been perfect for me for a number of years with its peaceful location and easy access to motorway connections.*

17, Lamberton Avenue, FK7 7TT



## Location

Situated in a highly desirable residential development, the property is conveniently located close to various amenities found within the historic City Centre of Stirling. Local amenities are nearby to cater for everyday needs. The City Centre offers a range of high street stores restaurants and specialty shops.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

