

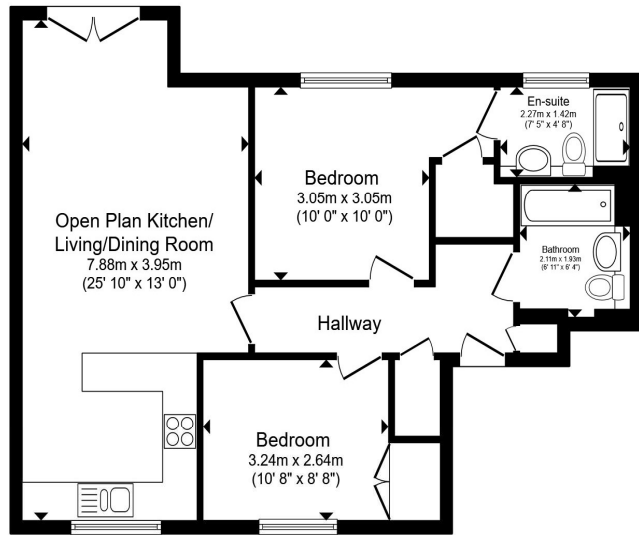


Chandlers Court, Stirling, FK8 1NR

welcome to

Chandlers Court, Stirling

A charming 2-Bedroom ground floor apartment, which is presented in walk-in condition & is conveniently situated within this highly desirable, secure gated residence. This impressive apartment offers contemporary open plan living & viewing is highly recommended to truly appreciate all that this lovely property has to offer.



Total floor area 65.6 m² (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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This stunning ground floor apartment is situated in an exceptionally popular location, close to Stirling City Centre & the property itself is sure to appeal to a wide demographic of buyers, including those who perhaps require one level living. The apartment is accessed via a security controlled door entry system which in turn gives access to a well-maintained communal close.

The accommodation on offer perfectly blends versatile & modern living, offering an exceptional living experience. Immediately catching your attention is a wonderful Open Plan Lounge/Dining/Kitchen Room which is a real stand-out feature of this home; this not only provides an expansive living/entertaining space which is more in keeping with today's lifestyle preferences, but also creates a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day; a Juliette balcony also allows light to flourish into the room. The stylish, modern Kitchen offers a range of base & wall units - providing space, convenience & ample storage. There are Two double Bedrooms, both with built-in wardrobes & the Principal Bedroom also benefiting from a tastefully fitted, modern en-suite Shower Room. Concluding the accommodation is the delightful 3-piece Bathroom, which comprises of bath, WC & wash hand basin.

The property certainly offers a "walk-in" standard of accommodation, as all rooms are immaculately presented in bright fresh décor & the property further benefits from gas central heating, plus double-glazed windows.

The property is situated in a sought-after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known store's present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. The Forthside area also provides access to The Peak Sports Village & Vue cinema complex, whilst Primary & Secondary schooling is available nearby, with Stirling University also readily accessible, with regular bus services available.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hallway

Lounge/Dining/Kitchen

25' 10" max x 13' max (7.87m max x 3.96m max)

Bedroom

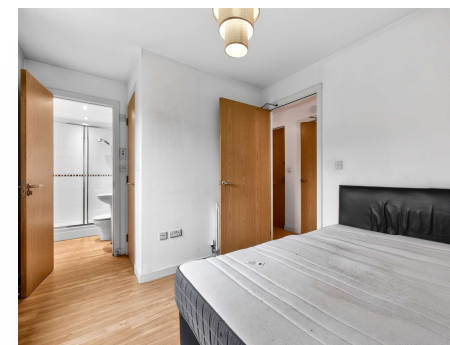
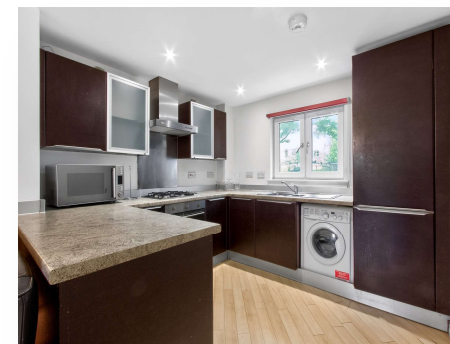
10' max x 10' max (3.05m max x 3.05m max)

En Suite

Bedroom

10' 8" max x 8' 8" max (3.25m max x 2.64m max)

Family Bathroom



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welcome to

Chandlers Court, Stirling

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning ground floor apartment, set within a secure gated residence, with parking
- Open Plan Lounge/Dining/Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£185,000



view this property online allenandharris.co.uk/Property/STI110813



Property Ref:
STI110813 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property