

FOR SALE



Cowie, Stirlingshire
Offers Over £115,000


MARTIN & CO



Cowie, Stirlingshire

4 Bedrooms, 1 Bathroom

Offers Over £115,000

- Countryside views
- Front and rear gardens
- Driveway parking
- Gas central heating
- Recently refurbished

MARTIN&CO are delighted to bring to market this fabulous semi-detached family home. Recently refurbished to a very good standard and currently offered with sitting tenants with an investment return of 6% yield.

The property comprises of three double bedrooms, a single, large lounge, fitted kitchen and family bathroom. Further benefitting from front and rear gardens, off road parking and surrounded by countryside.



MONEY LAUNDRING REGULATIONS

Intended Buyers will be asked to produce photographic ID as well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)

IMPORTANT NOTE TO BUYERS

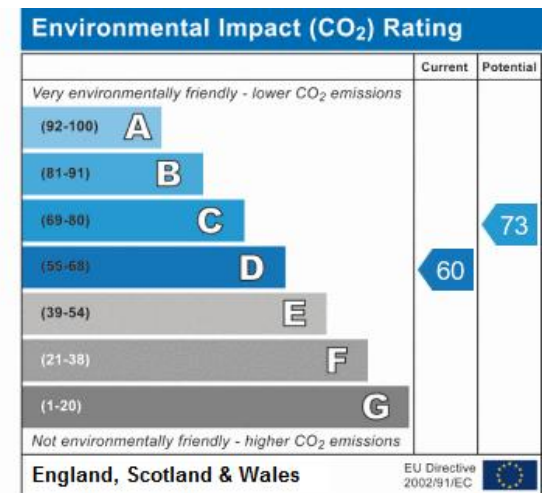
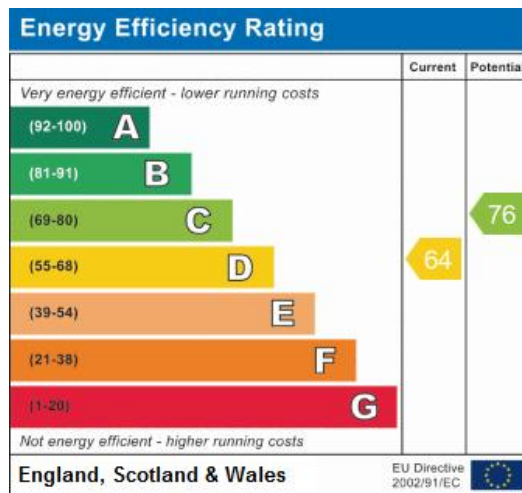
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do

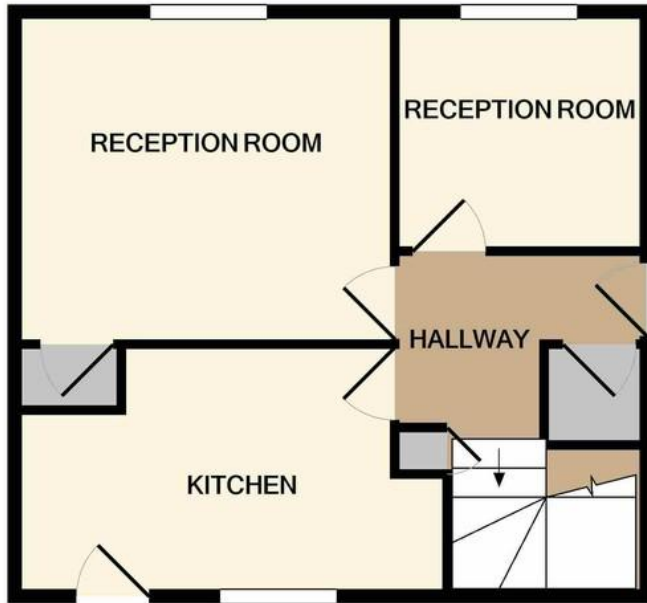
so, particularly if contemplating travelling some distance to view the property.

All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. All Measurements are Approximate. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

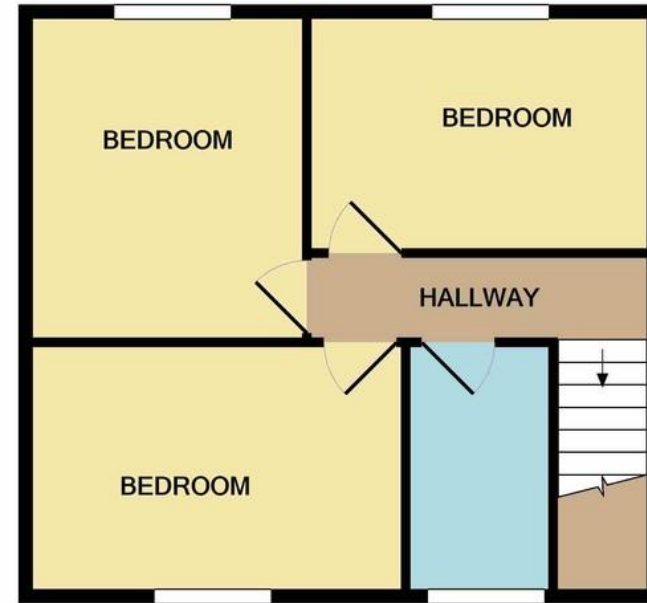
Our team of highly qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18







GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Martin & Co Stirling

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Letting Agent Registration No. LARN1903080

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

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<http://www.martinco.com>

