



FALCONER

PROPERTY CONSULTANTS

**YARD,
STATION ROAD,
COWIE
FK7 7BW**

FOR SALE

- OFFERS OVER £95,000
- 0.64 ACRES
- PRIME LOCATION
- SURFACED SECURE YARD
- EXCELLENT TRANSPORT
LINKS

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations and benefits from a superb central location, allowing easy access by road and rail to the major business centres throughout the country.

The city lies approximately 26 miles northeast of Glasgow and around 38 miles northwest of Edinburgh and provides access to a significant proportion of Scotland's population within a 48-mile radius.

Cowie is situated approximately 5 miles southeast of Stirling City Centre and falls within the Stirling Council area. The village benefits from convenient access to Stirling and the surrounding road network, with the M9 motorway readily accessible, providing connections to Glasgow, Edinburgh and the wider central belt.

The subjects form part of Station Road, on the southern side of Cowie, with vehicular access available solely from Gallamuir Road (B9124).

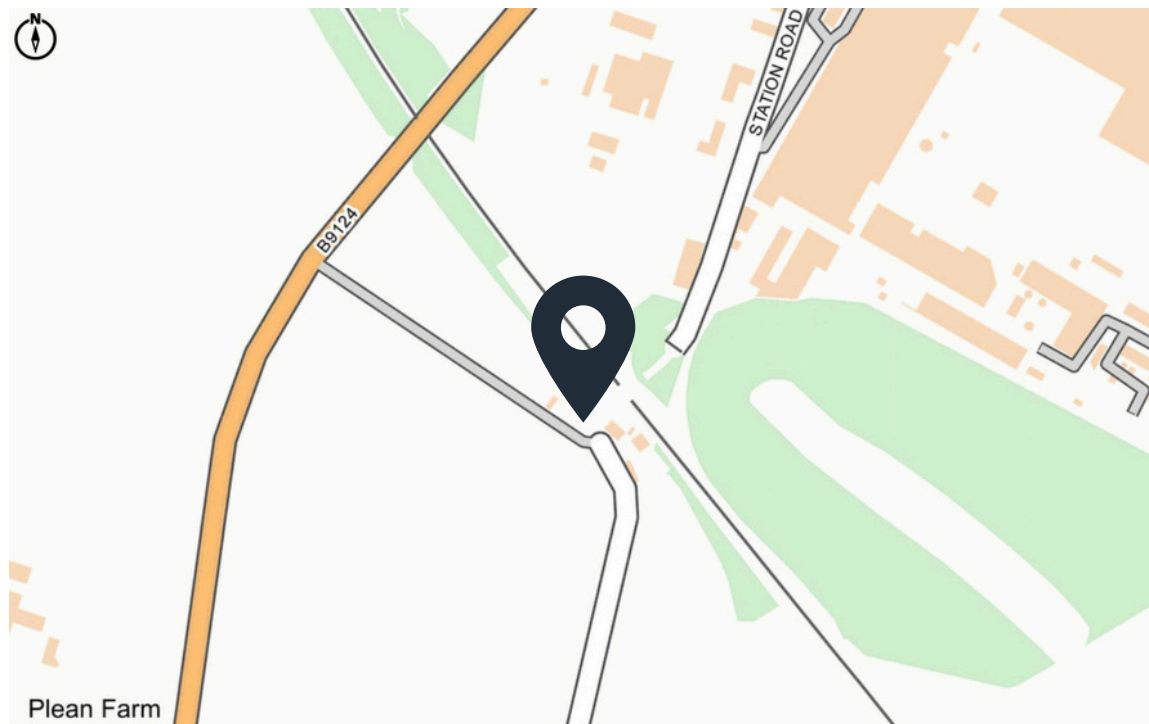
DESCRIPTION

The subjects comprise an irregularly shaped piece of ground extending to approximately 0.64 acres. The site is bound by palisade fencing. There is currently a right of access through the site for access to the network rail maintenance area.

The site is predominantly overlaid in a hard standing material made up of gravel/tar planings.

PROPOSAL

Offers over £95,000 are invited for the heritable interest.



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

RATING

Please refer to www.saa.gov.uk

EPC

N/A.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER
BSc (Hons) MSc MRICS

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