

18 WESTERTON DRIVE

Bridge of Allan, Stirling, FK9 4AX



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

18 Westerton Drive

LOCATION

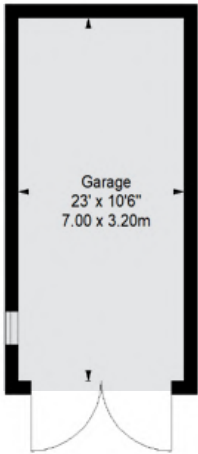
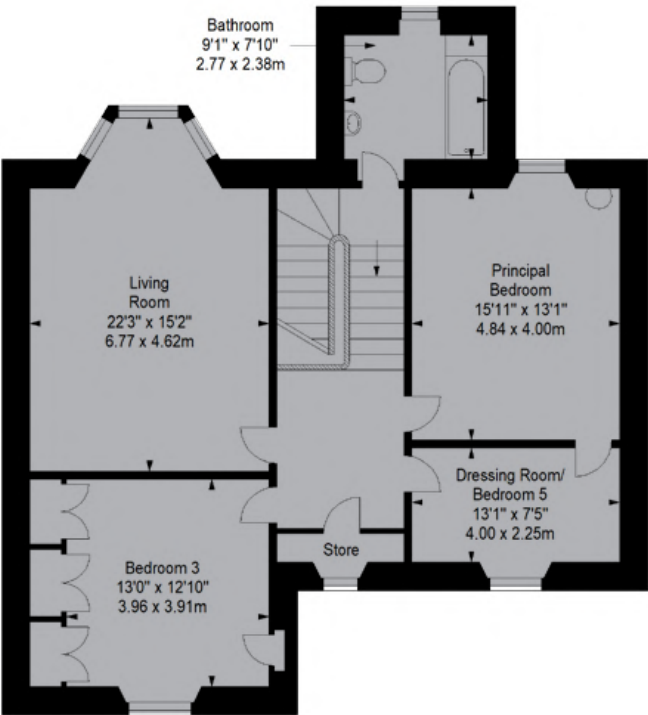
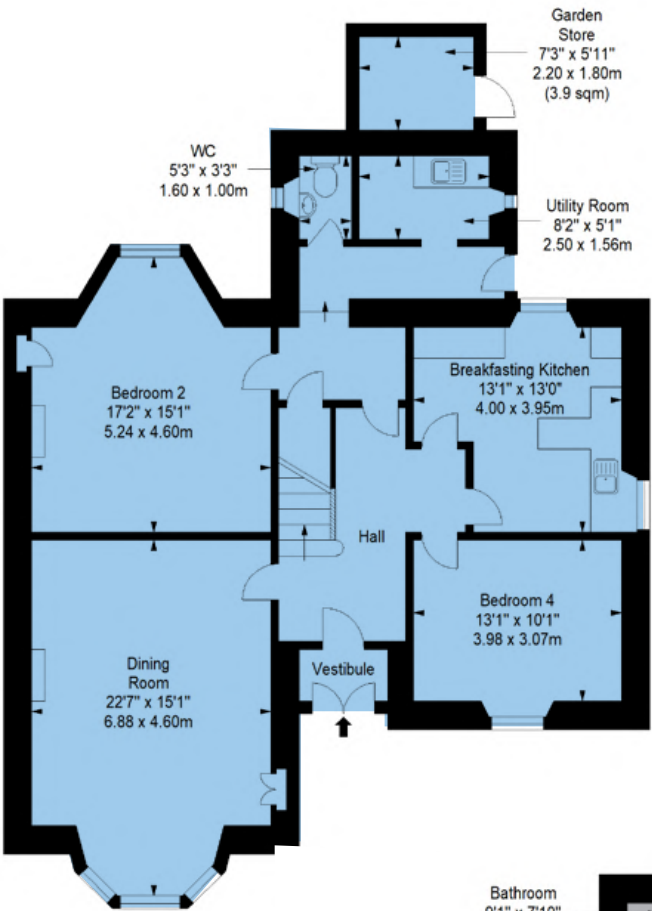
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APPROXIMATE TOTAL AREA:

219 sq. metres (2357.3 sq. feet)

GROUND-FLOOR FIRST-FLOOR GARAGE

The floorplan is for illustrative purposes.
All sizes are approximate.



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INTRODUCING A TRADITIONAL FIVE-BEDROOM DETACHED HOUSE

Which covers 2357 square feet to provide expansive accommodation, alongside generous private parking and a suntrap, south-facing garden.



This five-bedroom detached house is a rarely available property that has all the charms of traditional architecture, from the large rooms with high ceilings to the well-retained period details. It offers a wealth of interior space and exceptional versatility, including two reception rooms, a breakfasting kitchen, and a three-piece bathroom and separate WC. It also has secure private parking and established gardens. Furthermore, the property enjoys a prime location in the Bridge of Allan conservation area, ensuring easy access to amenities, transport links, and schools. Whilst some buyers may find it beneficial to apply modern upgrades, the residence has clearly been well cared for and it remains an outstanding prospect for families who seek a substantial, characterful home in a family-friendly neighbourhood.

GENERAL FEATURES

A rarely available traditional detached house
Generous accommodation over 2357 square feet
Situated in the Bridge of Allan conservation area
Lightly decorated interiors and retained period details
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Welcoming entrance vestibule and hall
Two expansive reception rooms with bay windows
Breakfasting kitchen with dual-aspect windows
Separate utility room with an adjacent WC
Landing with stained-glass window and a store
Four spacious and airy double bedrooms
Versatile fifth bedroom/dressing room
A spacious bathroom with a three-piece suite

EXTERIOR FEATURES

Mature gardens to the front and south-facing rear
Generous external garden store to the rear
Gated tandem driveway and a detached garage





THE ENTRANCE

A warm welcome

The home has a beautiful façade and approach through the mature front garden, the main door opening with a warm welcome into a vestibule. It leads through to a hall, where neutral patterned wallpaper and a traditional staircase hint at the period character therein.

TWO EXPANSIVE RECEPTION ROOMS

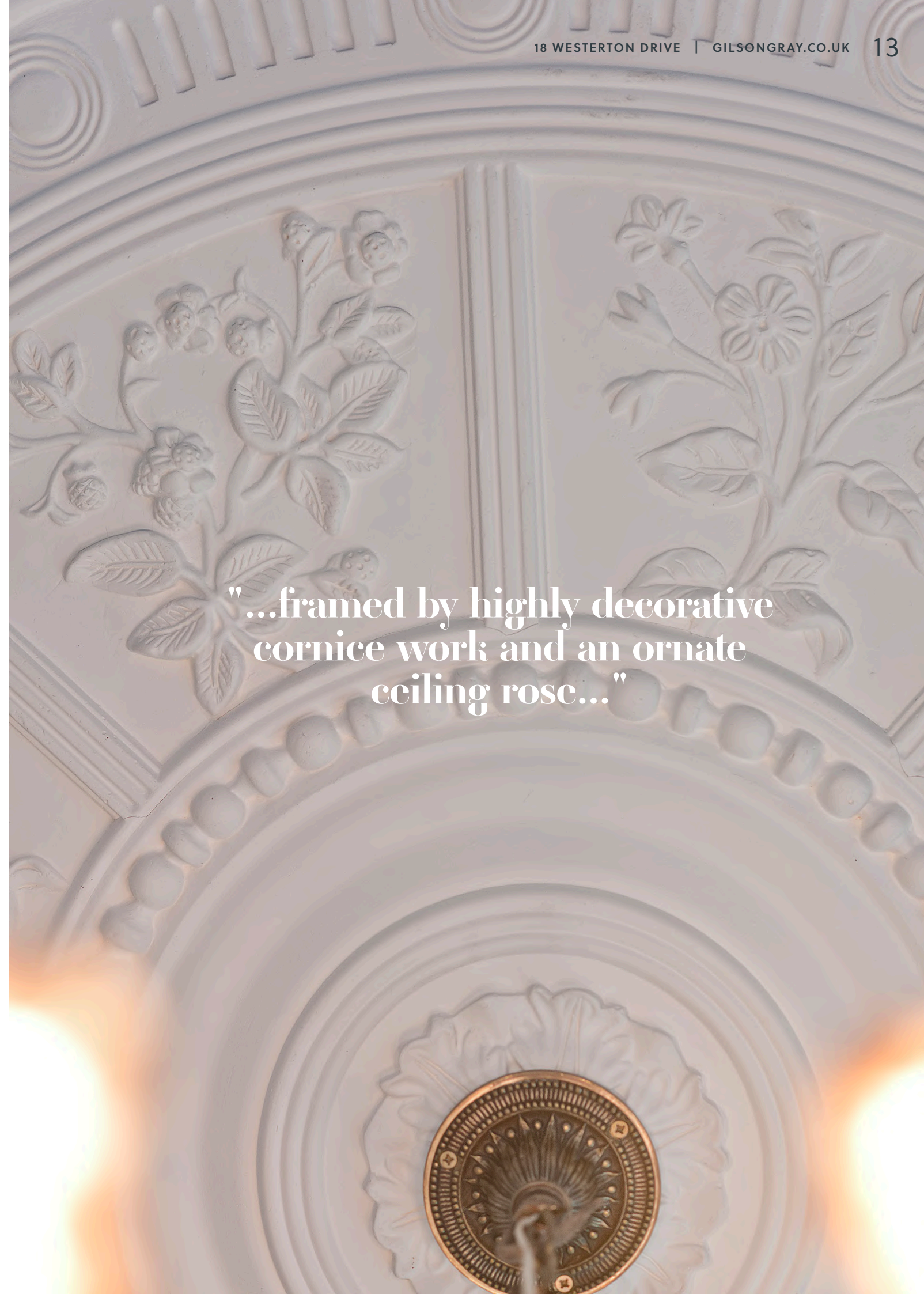
With eye-catching period features

The home's two reception areas are comprised of a ground-floor dining room and a first-floor living room. Both mirror one another in their expansive size and eye-catching period features. They are framed by highly decorative cornice work and an ornate ceiling rose, which draws attention to the lofty dimensions.





Each room also has a focal-point fireplace and a bay window as well, ensuring lots of natural light throughout the day. The dining room has the added benefit of a built-in display cabinet, whilst the living room enjoys a south-facing aspect.

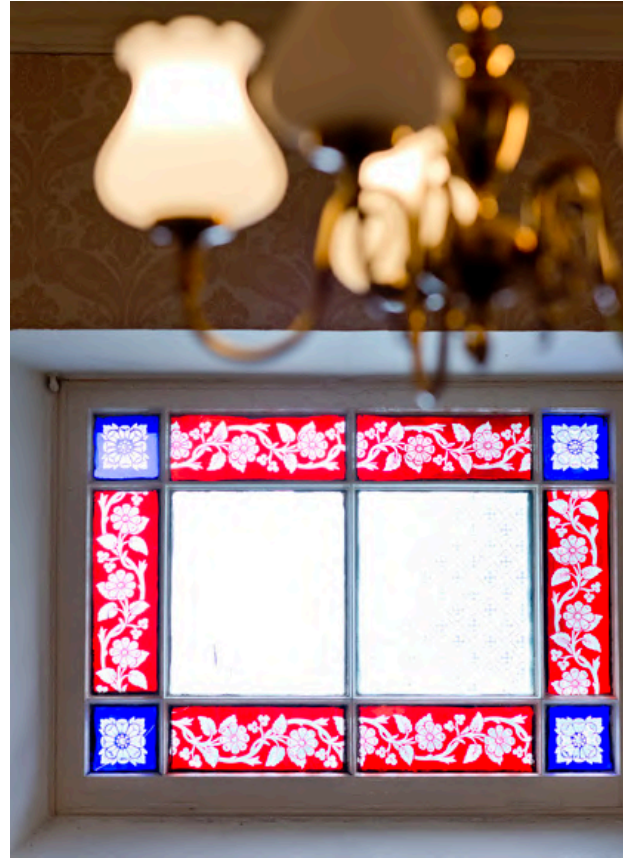


A DUAL-ASPECT BREAKFASTING KITCHEN

The breakfasting kitchen has a large footprint that is brightly illuminated by dual-aspect windows



It is fitted with base and wall cabinets and wood-toned worktops. Given the size of the space, it provides the new homeowner with lots of scope for modern upgrades, and it has excellent potential to accommodate various designs and layouts. There is also a neighbouring rear hall that has added practicality, connecting to understairs storage, a handy WC, and a separate utility room before flowing out into the rear garden.



LANDING WITH STAINED-GLASS WINDOW

and a store



Located throughout the home, the five bedrooms provide lots of space and a high degree of versatility to meet the ever-changing needs of families. The south-facing principal bedroom is on the first floor, extending off a landing with a store and a charming stained-glass window. This bedroom is a large double which has the benefit of a fitted washbasin. It is also adjacent to the versatile fifth bedroom which can be accessed from here or the landing, creating a wealth of possibilities. This room could be used as a private dressing area or potentially be converted into an ensuite (subject to consent). Another double room (bedroom 3) completes this floor, providing generous built-in wardrobes, a press cupboard, and lovely leafy views.



FIVE BEDROOMS

to meet the changing needs of families

"...bedroom three has lovely leafy views..."



There are two further double bedrooms on the ground floor, offering the flexibility to be used as additional reception areas, if preferred. Both also have feature fireplaces.

A SPACIOUS THREE PIECE BATHROOM

A spacious bathroom is just off the landing. It has a south-facing aspect and a three-piece suite, incorporating a pedestal washbasin, a toilet, and a bathtub – all enveloped in tongue and groove panelling and neutral décor.



MATURE GARDENS

that capture lots of daily sun

Externally, the home is flanked by mature gardens to the front and enclosed rear, where established plants and trees ensure an idyllic leafy ambience.



Generous external garden store to the rear

The rear garden also boasts excellent privacy and a south-facing aspect. Ideal for families, it has a large lawn for relaxing and socialising in the sun, as well as a generous external store to help keep the space tidy. In addition, a gated tandem driveway and a detached garage provide private parking for three cars.

Extras: all fitted floor and window coverings, light fittings (except the living room's chandelier), and a freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



BRIDGE OF ALLAN

Nestled at the foot of the Ochil Hills beside Allan Water, the Bridge of Allan is a picturesque Victorian spa town which blends historic charm with modern convenience and a welcoming village-style atmosphere. Just three miles north of Stirling, it is home to a vibrant selection of artisan shops, independent cafes, and high-end restaurants. Local amenities cater to your everyday needs, whilst further shopping facilities are easily accessible in Stirling, including a range of supermarkets and The Thistles Shopping Centre, which houses over 70 high-street stores. The town also shares in the rich history of Stirling, with the city's imposing castle and 220ft-high National Wallace Monument both within easy reach – perfect for exploring the past and for capturing far-reaching views.





"Sports and fitness enthusiasts are well catered for..."



For those who love the outdoors, the Bridge of Allan has numerous public parks (such as Strathallan Games Park), in addition to those available in Stirling, like Kings Park which features a golf course, a skate park, tennis courts, and outdoor gym equipment. Furthermore, the surrounding countryside provides a haven for walking and cycling, especially at the nearby Ochil Hills and The Trossachs National Park. Closer to home, nature lovers can also enjoy riverside walks along Allan Water, or explore the trails of Mine Wood Walk, or wander the beautiful grounds of the University of Stirling, home to Airthrey Loch and woodland trails. Sports and fitness enthusiasts are well catered for too, with Bridge of Allan Golf Club, local fitness studios, and the university's state-of-the-art sports complex which provides swimming, tennis, climbing, and more. Allan Centre also has a gym, community halls, and flexible event spaces. Furthermore, families benefit from access to respected primary and secondary schools within Stirling Council's catchment, while the University of Stirling adds a vibrant academic and cultural presence to the area. Bridge of Allan has excellent transport links as well, including swift road travel via the M9 and A9, regular bus links, and direct rail services to Glasgow, Edinburgh, and Perth.





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