

LOGGIE HOUSE, 5A UPPER GLEN ROAD, BRIDGE OF ALLAN FK9 4PX

HARPER & STONE
ESTATE & LETTING AGENTS





LOGGIE HOUSE, 5A UPPER GLEN ROAD

BRIDGE OF ALLAN, STIRLINGSHIRE FK9 4PX

PROPERTY FEATURES

- Stunning 5 bedroom detached home
- Approximately 355 square meters of flexible living
- Open plan kitchen/dining
- Lounge with bi-fold doors to patio
- Flexible living space throughout
- Beautiful garden grounds
- Built in 2014
- Detached double garage
- Desirable location

Harper & Stone are thrilled to present to the market 'Loggie House' which is located on Upper Glen Road. This stunning family home with generously proportioned accommodation extends to 355 square meters.

This executive property is situated in a lovely quiet street and is an impressive contemporary styled home offering bright adaptable accommodation over two floors.

Upon entry to the property into a large octagonal shaped reception hallway, all rooms on the ground level are accessed from this hall.

The open plan kitchen and dining area is bright and spacious and provides an ideal space for modern family living. There are an abundance of wall and base units with complementary worktops, with a centre island providing additional seating and cabinet space. Off the kitchen is the utility room with matching wall and base units to the kitchen and providing space for appliances. The dining area is adjacent and flows into the family room. The family room is the perfect area to relax on an evening with bi-fold doors opening out to the patio area.

From the entry hallway there is also access to the sitting room and music room, both of which provide direct access to the patio area and are flooded with a natural array of light. Completing this level is a generous WC with wash hand basin.







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A feature wooden staircase leads to the first floor, with the four large double bedrooms presented immaculately. The master bedroom provides a generous dressing area and large en suite with bath and shower. Bedroom two also provides a shower room en suite. Bedrooms 3 & 4 are both good sized rooms with a Jack&Jill shower room. Finally, a study or bedroom 5 complete this level.

Externally there is a detached double garage, patio area with plenty of space for outdoor seating as well as a well maintained garden area.

The sale will include all fitted floor coverings and integrated appliances.

Council Tax Band H
EER Band B

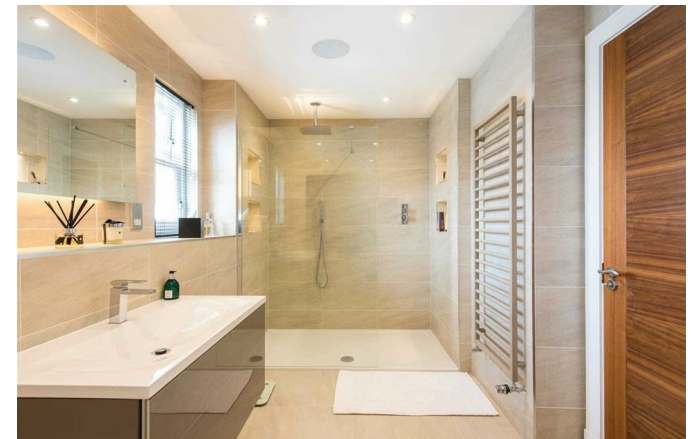
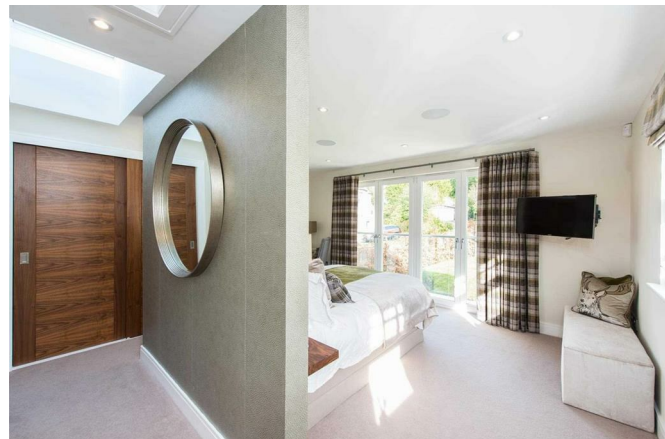
Water: Mains

Sewage: Mains
Heating: Gas

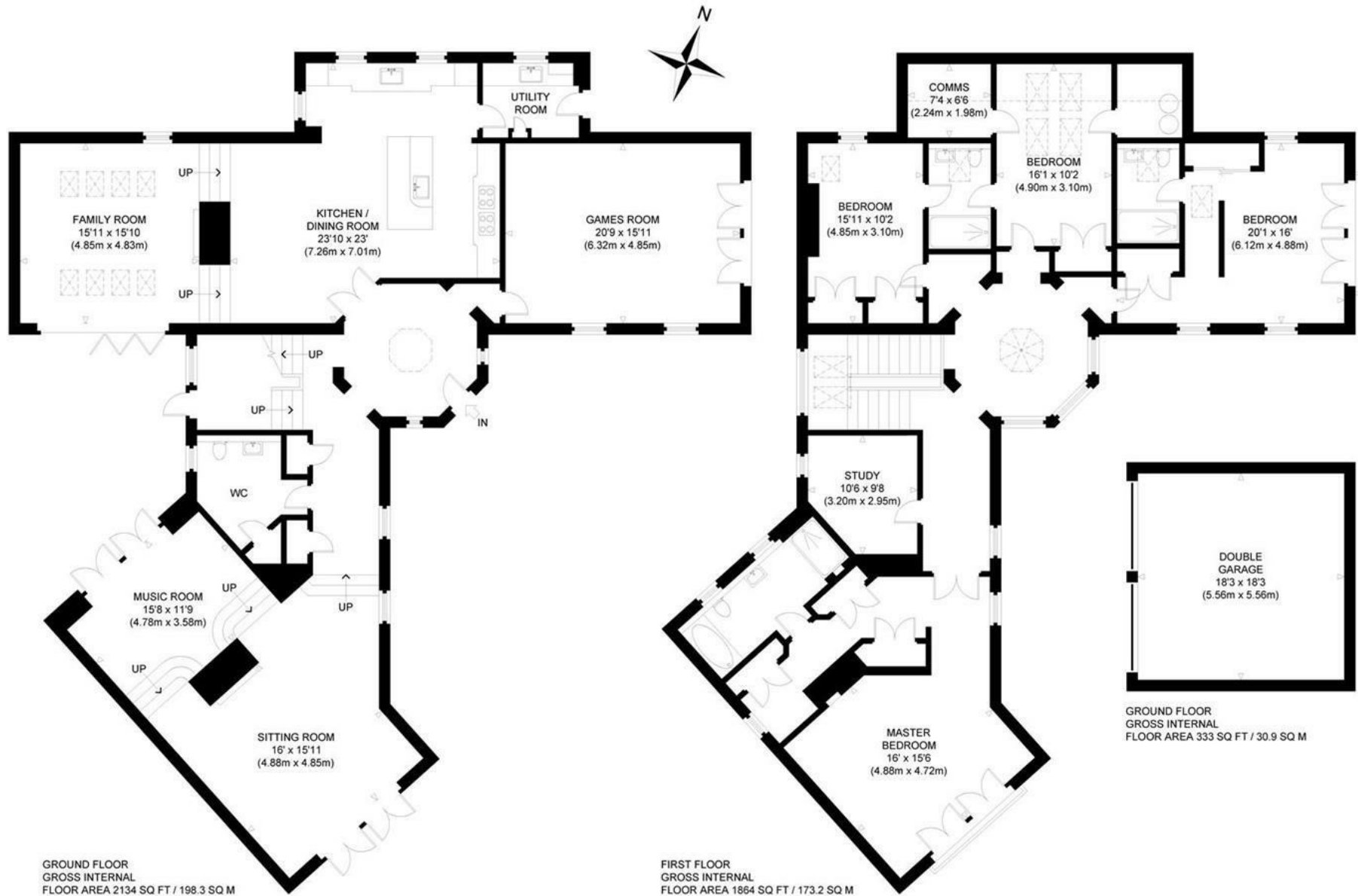
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Bridge of Allan is a thriving former spa town with a fine range of shops, cafes, and restaurants, with more extensive shopping facilities being available in nearby Stirling. There is local

schooling at nursery and primary level, with secondary schooling at Wallace High in neighbouring Causewayhead. The independent sector is well provided for, with Fairview in the town itself and other independent schools in the area including Dollar and Morrison's Academy, Crieff. The house is also near Stirling University, many of whose sporting facilities are available to the public. In addition to the varied sporting facilities within Bridge of Allan, there are plentiful open spaces and woodland walks. Bridge of Allan is well positioned for commuting to all major towns and cities in Central Scotland. The motorway network is close by as is the A9 giving access to Glasgow, Edinburgh and Perth. Edinburgh and Glasgow airports are easily accessed, and Bridge of Allan Railway Station provides regular services to all major business hubs.







LOGGIE HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3998 SQ FT / 371.5 SQ M
 EXTERNAL DOUBLE GARAGE AREA 333 SQ FT / 30.9 SQ M
 TOTAL COMBINED FLOOR AREA 4331 SQ FT / 402.4 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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