



Inverallan Road, Bridge of Allan, Stirling, FK9 4JE

welcome to

Inverallan Road, Bridge of Allan, Stirling

Introducing this well-proportioned 2-bedroom upper flat which is situated in a sought-after residential area, close to Stirling City Centre. The property certainly offers a comfortable living space, for those seeking a high-quality home & viewing is recommended to fully appreciate all that this delightful flat has to offer.



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.focalagent.com



This charming flat will have broad appeal to a wide demographic of potential buyers & initially, access to the building leads into the communal hallway with stairs leading to the upper level. The accommodation on offer comprises of an Entrance Hallway & immediately drawing you in, is the spacious Sitting Room which is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day; windows to the front aspect allow a wealth of natural light to flourish into the room. Next, we gravitate to the modern, stylish Kitchen; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. There are two well-proportioned Bedrooms, with the Principal Bedroom benefiting from in-built storage & completing the accommodation on offer is the Family Bathroom which comprises of a bath with over shower, wash hand basin & WC. The home is well-presented throughout, whilst also benefiting from handy & practical storage provisions.

Externally the property benefits from its own private garden, with a lawn area & a shed.

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. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

Entrance Hallway

Sitting Room

14' 6" x 12' 6" (4.42m x 3.81m)

Kitchen

10' 8" max x 9' 4" max (3.25m max x 2.84m max)

Bedroom

12' 6" max x 11' 11" max (3.81m max x 3.63m max)

Bedroom

12' 1" x 9' (3.68m x 2.74m)

Family Bathroom



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welcome to

Inverallan Road, Bridge of Allan, Stirling

- Upper flat
- 2 Bedrooms
- Spacious Sitting Room
- Stylish Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI110697 - 0004

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