



22, Cawder Gardens, Bridge Of Allan  
Stirling, Stirlingshire FK9 4JN

OFFERS OVER £222,500

County Estates are delighted to present to the market 22, Cawder Gardens, Bridge of Allan.

This beautifully presented mid terrace villa which is decorated in neutral tones throughout is situated in a sought after local, close to all the local amenities and comprises of: A welcoming entrance hallway, bright and spacious lounge, stylish dining kitchen, and a family bathroom. On the upper level there are three good size double bedrooms completing the accommodation on offer. The property benefits from private, easily maintained gardens to the front and rear with a communal parking area to the front.

Bridge of Allan is a thriving town that has an excellent range of cafes, restaurants, hotels and shops, with nearby Stirling offering a more extensive range of shopping. There is the prestigious sought after Fairview International school offering both primary and secondary education within the town and further secondary schooling at Wallace High in nearby Causewayhead. The house is in close proximity to the very sought after Stirling University which offers a high range of educational facilities and sports facilities. Bridge of Allan is well positioned for travel to all major towns and cities within central Scotland and benefits from ample woodland walks and cycle routes. Bridge of Allan has the additional benefit of having its own railway station providing services to all major business centres.

### Entrance

Access to the property is via a grey composite door with decorative glazing, leading to:

### Entrance Hallway

14' 6" x 6' 4" (4.42m x 1.93m)

The welcoming entrance hallway with laminate flooring has a small window to the front, an under stair storage cupboard which houses the electrics and a further storage cupboard. Access is provided to the lounge, downstairs bathroom and staircase to the upper level.

### Lounge

13' 10" x 13' 0" (4.21m x 3.96m)

The bright and spacious lounge has two large windows overlooking the front of the property, oak effect laminate flooring and a modern, wall mounted electric fire. Access is provided to the kitchen.

### Dining Kitchen

13' 9" x 8' 11" (4.19m x 2.72m)

Fantastic dining kitchen which has a great range of Magnet Winchester blue wall and base units with complimentary worktops, tiled splash back and vinyl flooring. Built-in oven with gas hob and extractor fan above, integrated fridge/freezer and dishwasher, also a washing machine, ample room for a dining table and chairs and a door giving direct access to the rear garden.

### Family Bathroom

7' 6" x 6' 3" (2.28m x 1.90m)

The family bathroom is located downstairs and comprises of a white vanity sink unit, w.c and a bath with electric shower over the bath. Partially tiled with vinyl flooring, wood effect wall panelling and an obscure window to the rear.

### Upper Hallway

The carpeted upper hallway has a window to the front, built-in storage cupboard and provides access to all the upper accommodation and the loft.





### Principal Bedroom

9' 11" x 9' 9" (3.02m x 2.97m)

Generous size principal bedroom has carpeted flooring, a window overlooking the front and a built-in wardrobe with mirror sliding doors.

### Bedroom 2

12' 4" x 9' 3" (3.76m x 2.82m)

Second double bedroom is to the rear, has carpeted flooring and ample room for free-standing furniture.

### Bedroom 3

11' 1" x 9' 1" (3.38m x 2.77m)

Third double bedroom is to the rear, with carpeted flooring and a built-in single wardrobe.

### Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

### Gardens

Private front garden which is easily maintained with decorative stone chips and a mature plant. Fully enclosed rear garden has been designed again with ease of maintenance with an area laid to lawn, raised timber decked seating area, stone chipped borders and a garden shed.

### Parking

The property benefits from a communal parking area to the front.



## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. In the kitchen the integrated fridge/freezer and dishwasher, washing machine, built-in oven and gas hob with extractor fan above. Also the garden shed in the rear garden.

## Home Report

To view this home report please email us on:  
[admin@county-estates.net](mailto:admin@county-estates.net)



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