



Blairforkie Drive  
Stirling  
FK9 4PE

2   
2   
1 



## Offers Over £155,000

A spacious upper cottage flat set in a highly desirable area just a short walk from the town centre. The flexible accommodation combined with residents parking and communal garden make this an ideal opportunity for perhaps a First Time Buyer, Couple or Investor.

Bridge of Allan is well positioned for travel to all major towns and cities in central Scotland. The M9 motorway is close by, as is the A9 which gives quick access to Perth and The North. The international airports of Glasgow and Edinburgh are within easy reach by road and the main line railway station in Bridge of Allan has regular services to both cities.



Home Report Valuation  
£160,000

Council Tax Band

EPC Rating D





An attractive apartment set in a beautiful location close by the River Allan.

The flat is accessed by way of its own main door to the rear. The generous and flexible accommodation of 4 main apartments comprise of entrance vestibule, hallway, well-proportioned lounge, dining room/study, 2 double bedrooms, modern kitchen and recently refurbished bathroom.

Warmth is provided by gas fired central heating and double glazing has been installed. All rooms are presented in neutral decor.

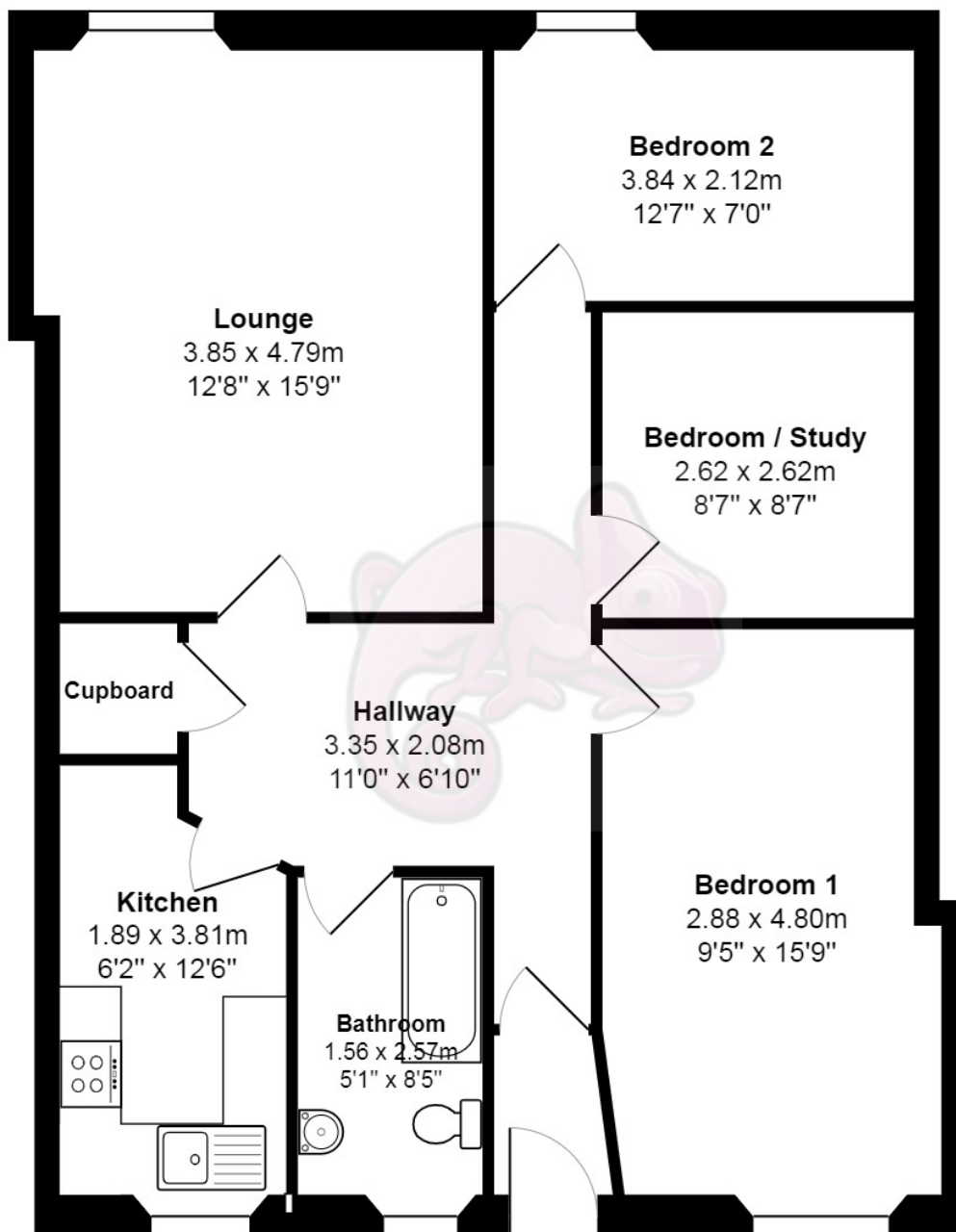


Resident off road parking can be found to the rear of the property together with outside storage. To the side of the home is a large communal drying green/garden.



## Vendor Comments

*The excellent size of the flat combined with the ideal location have made this a great investment.*



9 Blairforkie Drive, Bridge of Allan

All measurements are approximate and for display purposes only

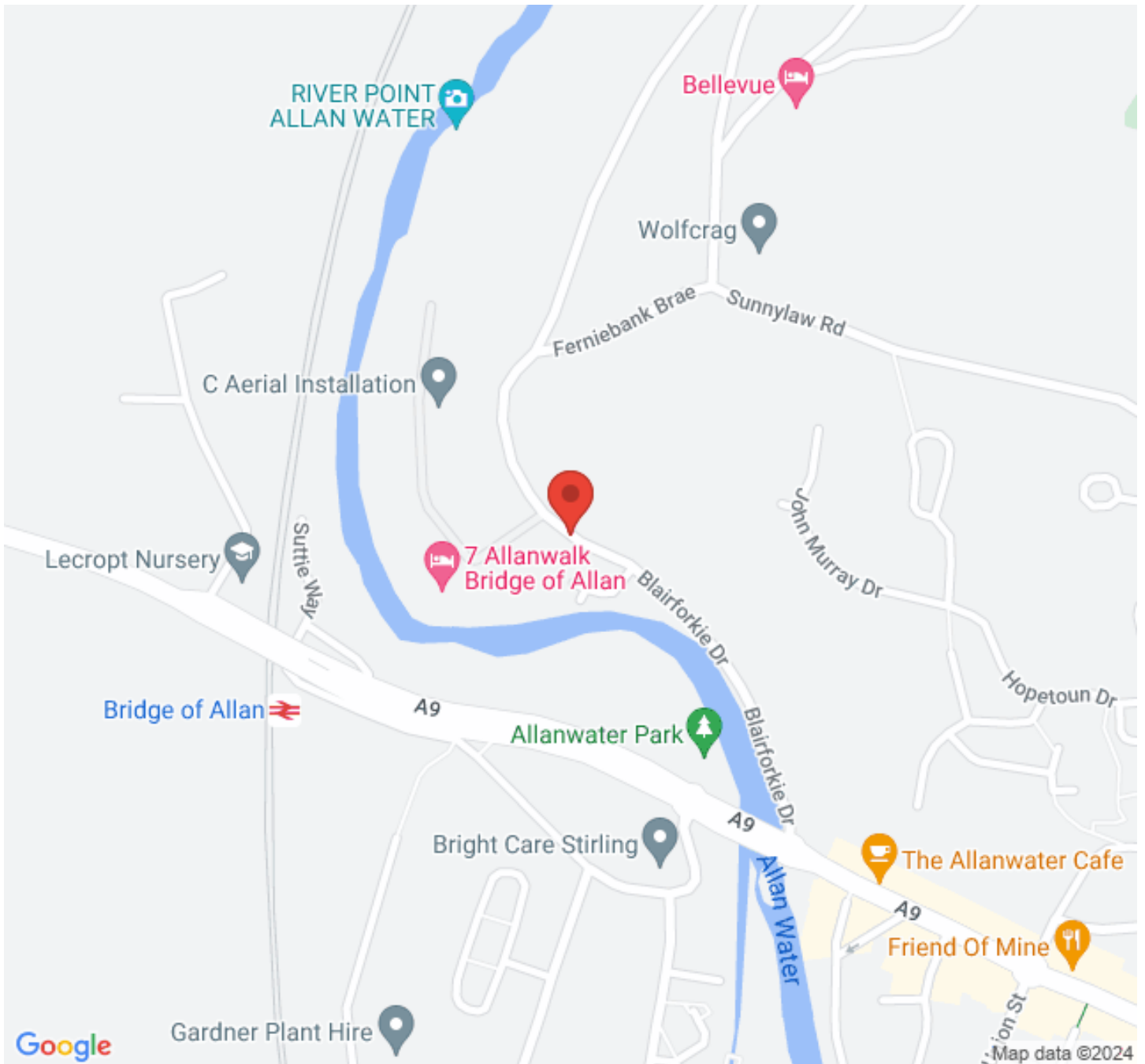
## Location

Blairforkie Drive is located close to the heart of Bridge of Allan and Railway Station. The town has a wide array of shops, cafes and restaurants. There is local schooling at nursery and primary level. Stirling University is a short distance away. Bridge of Allan is well positioned for travel to all major towns and cities in central Scotland. The motorway network is close by, as is the A9 which gives quick access to Perth. Glasgow and Edinburgh Airports are within easy reach and the town's railway station provides regular services to all major business centres.









[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

Glasgow **Stirling** Helensburgh Lanarkshire

74 Port Street, Stirling, Stirlingshire, FK8 2LP

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
01786 464449

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

