



Inverallan Road  
Stirling  
FK9 4JE

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## Offers Over £145,000

An immaculate ground floor flat situated in a popular location within easy walking distance of the Railway Station and Bridge of Allan Town Centre.

The property offers modern décor throughout, with spacious living accommodation and is ideally placed for all local amenities.

The all round appeal of the flat will make it attractive to both the private buyer and investor.



Home Report Valuation  
£150,000

Council Tax Band C

EPC Rating D





The attractively presented accommodation provides hall, spacious lounge, well appointed modern kitchen, two bedrooms and stylish shower room.

Warmth is provided by gas fired central heating and double glazing has been installed.

To the front of the home are gardens mainly laid to lawn which are enclosed by mature hedging. To the rear are more private gardens which again are mainly laid to lawn. A garden shed is also included within the sale.

On street parking is available.



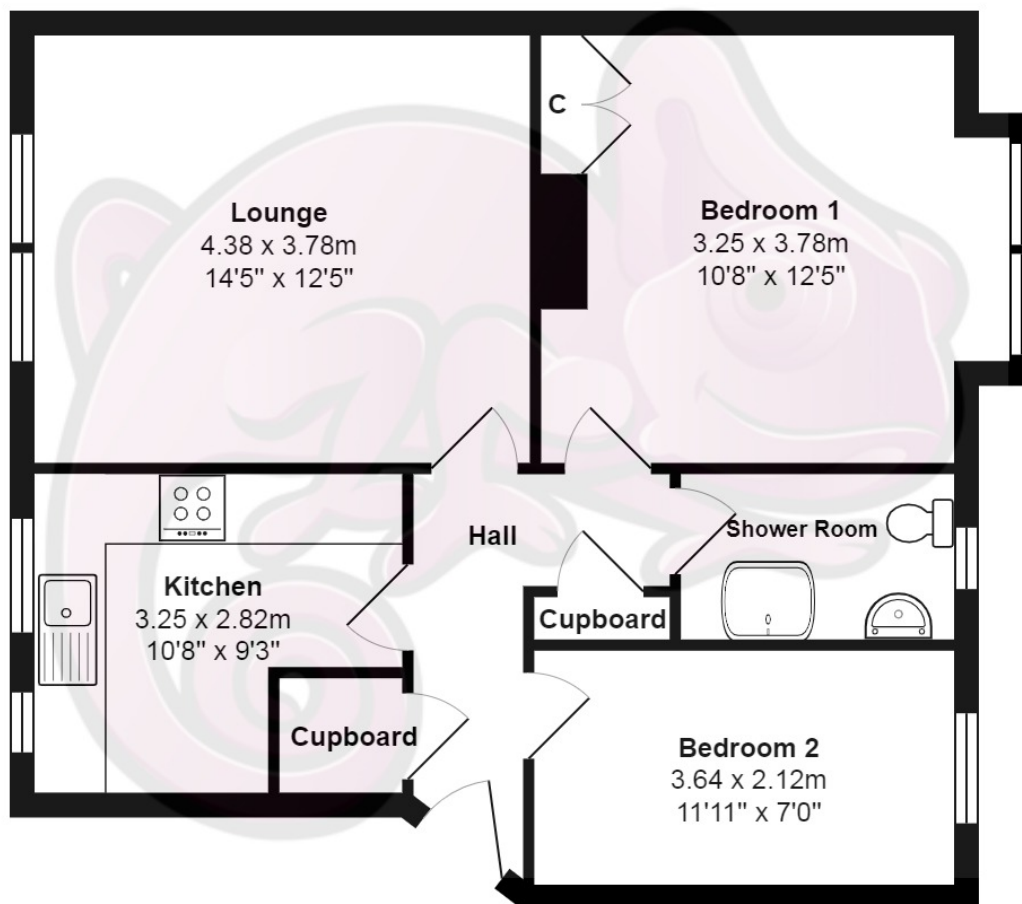
Convenient position within walking distance of the railway station and the centre of Bridge of Allan.

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.



## Vendor Comments

*The position of the flat makes it perfect for easy travel either by rail or road. The accommodation and location combined with this makes it an ideal flat.*



13B Inverallan Road, Bridge of Allan

All measurements are approximate and for display purposes only

## Location

Inverallan Road is set within an established and sought-after area, close to the heart of Bridge of Allan. This thriving former spa town has 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 flat is also in close proximity to Stirling University and has plentiful open spaces and woodland walks.







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