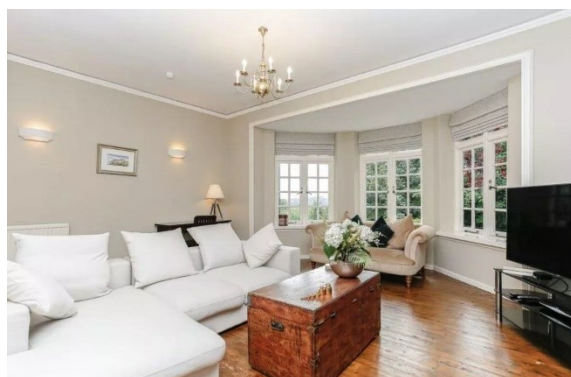




11 CLAREMONT DRIVE, BRIDGE OF ALLAN, FK9 4EE

OFFER OVER £695,000





11 CLAREMONT DRIVE

OFFERS OVER £695,000

B-Spoke are delighted to offer to the sales market, the unique and rare opportunity to purchase an attractive and very charming, Detached House.

- 4 Bedrooms
- Lounge & Sitting Room / Home Office
- Kitchen & Dining Room
- Bathroom & Shower Room

Warmth is provided by gas central heating and an open fire in the lounge.

Externally there is a terraced garden to the front with a driveway and detached double garage with electric doors, light and power. The large and private rear garden has two brick-built outhouses and patio seating area.

The property is within walking distance to the heart of Bridge of Allan and Stirling University. The thriving former spa resort 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. The independent sector is well provided for with Fairview International and other independent schools in the area including Dollar and Morrison's Academy.

Bridge of Allan is well positioned for travel to all major towns and cities in central Scotland. 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.

VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



- Welcoming hall with original wood flooring and carpeted staircase to the first floor with a feature window and seating area at the half landing.
- Superb Lounge with an impressive bay window. Feature open fire set in a timber surround and tiled hearth and original wood flooring.
- Sitting Room or great space for home working. Door to outdoor seating area offering spectacular views to Stirling Castle. Recessed shelving and original wood flooring.
- Well-proportioned Dining Room with feature bay window and original wood flooring.
- Bespoke fitted kitchen with an array of hand-built wall and base units and wall cabinet. Contrasting timber worktop with twin Belfast sinks. Space for range cooker and American style fridge freezer. Integrated dish washer and extractor hood, walk-in shelved larder, tiled flooring, and door to the rear garden.
- 4 spacious Bedrooms
- Bathroom with contemporary suite of WC, marble wash hand basin set in a free-standing unit with a marble top and over bath mains shower.
- Shower Room next to Bed 1 and Bed 4 with contemporary suite of WC, wash hand basin set in a free-standing unit and walk in shower enclosure with mains shower and handheld attachment.

DIMENSIONS

Lounge	5.40m x 4.00m
Sitting Room / Home Office	3.40m x 2.90m
Dining Room	5.20m x 3.90m
Kitchen	6.40m x 2.60m
Bedroom 1	4.60m x 3.90m
Bedroom 2	5.40m x 5.00m
Bedroom 3	4.70m x 3.30m
Bedroom 4	4.70m x 2.60m
Family Bathroom	3.20m x 1.50m
Shower Room	4.10m x 1.60m



B-Spoke Property
50 Port Street, Stirling, FK8 2LJ
01786 448 109
office@bspokeproperty.com

AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.

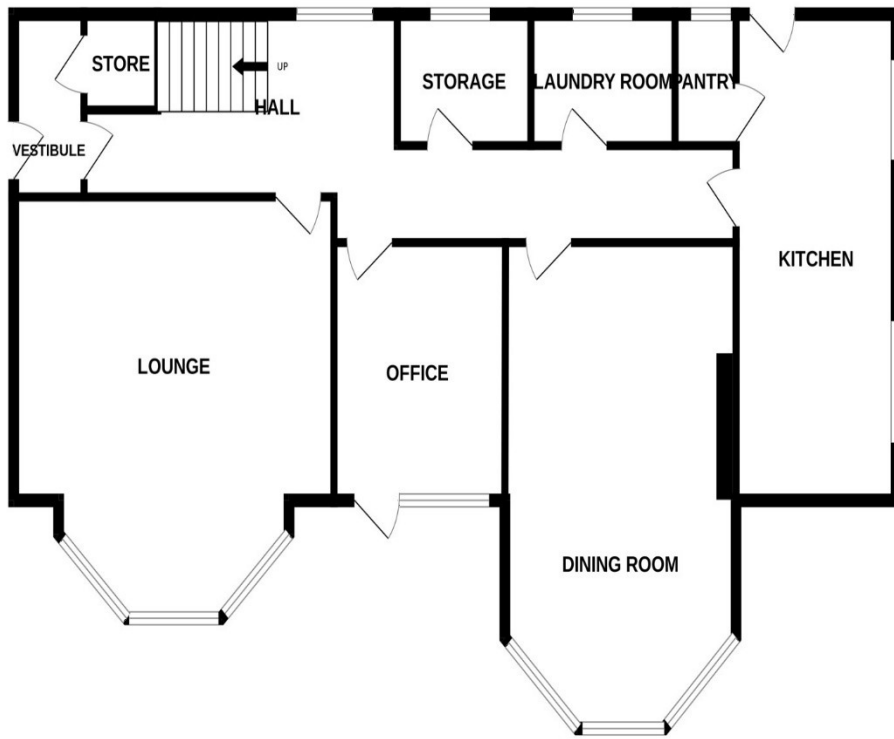


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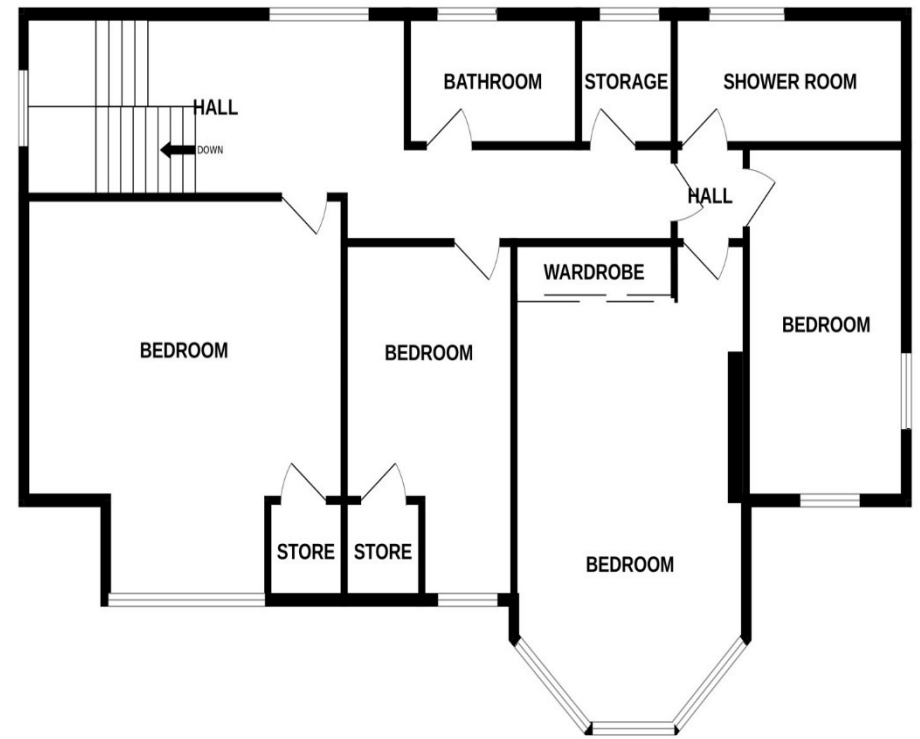
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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