



2 Bedroom Apartment

Offers Over £230,000

Bastion Property Management are delighted to bring to the market this ground floor two-bedroom apartment of a converted Victorian house located within a prestigious area. Viewing is essential to fully appreciate the internal layout and proportion of accommodation on offer. The Home Report can be found on our website at a click of a button by visiting www.bastionpropertymanagement.com

This spacious two-bedroom apartment located on the ground floor of this unique two-story former villa built approximately 125 years ago. The apartment is charming and well-designed which benefits from a private parking space to the side of the property. The property is entered via a storm door to the front of the building. The bright entrance hallway provides access to all other accommodation. Internal accommodation comprises: reception hall, bright spacious lounge, kitchen, shower room and two large bedrooms.

The front facing lounge has a focal fireplace with an electric fire which overlooks the front garden. Access to bedroom two is gained from the lounge. The principal bedroom faces the rear of the property, both bedrooms have built-in wardrobes. The kitchen is fitted with a range of wall and base units and complementary work tops. There is a space for a cooker and fridge and plumbing for a washing machine. The accommodation is complete with a shower room comprising; wash hand basin, WC and an electric shower.

Warmth is provided by gas central heating boiler and double glazing. The property is decorated throughout with various flooring. The property benefits from private front and rear gardens and allocated residents parking. A coal cellar provides storage space to the outside rear of the building.

The property is within short driving distance to the heart of Bridge of Allan which has a fine range of shops, cafes and restaurants. There is local schooling at nursery and primary level, with secondary schooling at Wallace High in neighbouring Causewayhead. The independent sector is well provided for, with Fairview International School in the town itself and independent schools in the area including Dollar Academy. The town also benefits from its proximity to Stirling University. The M9 motorway is close by, as is the A9 which gives quick access to Perth. The main line railway station in Bridge of Allan has regular services to both cities.

Room Sizes

All measurements taken from widest point.

Lounge - 3.65 x 3.66 (12'0" x 12'0")

Bedroom 2 - 3.68 x 3.92 (12'1" x 12'8")

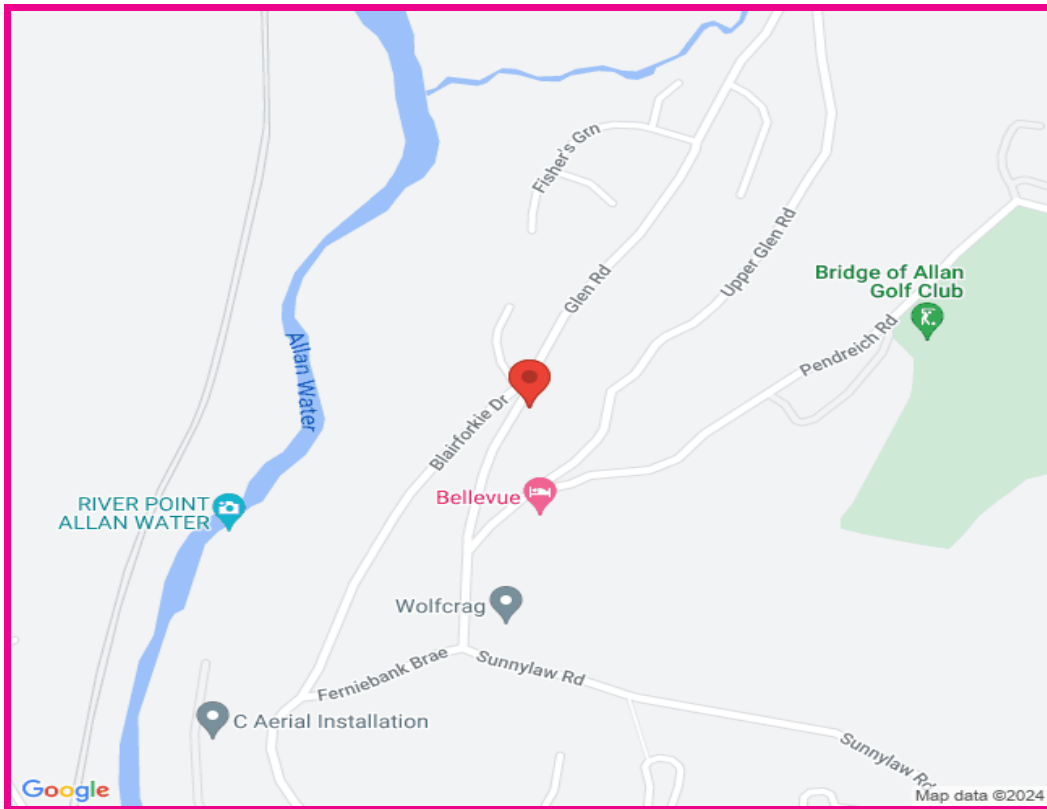
Kitchen - 2.57 x 2.25 (8'5" x 7'4")

Bedroom 1 - 3.74 x 3.56 (12'3" x 11'5")

Shower Room - 2.53 x 1.39 (8'3" x 4'6")







Travel Directions

From Agents office turn left onto Port St/A811. Continue to follow A811. Turn left onto Wellgreen Rd/A811. At the roundabout, take the 2nd exit and stay on Wellgreen Rd/A811. Turn right onto Upper Craigs/A811. At the roundabout, take the 2nd exit onto Burghmuir Rd/A9. At the roundabout, take the 3rd exit onto Causewayhead Rd/A9. Turn left on to Cornton Road, B823. At the roundabout, take the 2nd exit onto Cornton Road, B823 and go through the second roundabout. Continue onto Fountain Road, go through 1 roundabout. Turn left onto Henderson Street, A9 and go through 1 roundabout. At the second roundabout, take the 2nd exit onto Blairforkie Drive. Take a slight left onto Glen Road and the destination will be on the right.



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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.