



Bastion Property Management Ltd are delighted to present to the rental market a rare opportunity to rent this well presented ground floor apartment located in a highly sought area of Bridge of Allan. Early viewing is essential to fully appreciate the spacious accommodation that is on offer.

This versatile accommodation can either be used as a 1 Bedroom or 2 Bedroom property due to the flexible layout. It has neutral décor, an abundance of storage and attractive period features throughout. The property is being let unfurnished.

The property comprises; entrance vestibule, leading into a welcoming hallway there is a spacious lounge/bedroom 2, overlooking the front garden with feature cornicing and a period fireplace. The hallway then leads to the family room and separate breakfasting kitchen with wall and base units. Appliances include a free standing cooker, washing machine, fridge/ freezer and dishwasher. The back door gives access to the side garden. The large bedroom which has fitted wardrobes faces the rear with access to the side garden. The large bathroom completes the accommodation with large walk in shower, WC, wash hand basin and a heated towel rail.

Warmth is provided by gas central heating and there is a variety of flooring throughout.

Externally, the side garden is laid to lawn with mature enclosed garden, off street parking available.

Bridge of Allan is a thriving town which has a wide range of shops, cafes and restaurants, with more extensive shopping facilities being available in the nearby Stirling City Centre. Schooling is available at nursery and primary level, with Wallace High Secondary Schooling also available in Causewayhead. Private schooling is available at Fairview International in the town itself and other independent schools including Dollar and Morrison's Academy not far away. Stirling University is close by where there are where many of the sporting facilities are available to the public. Bridge of Allan is ideally located 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. The main line railway station in Bridge of Allan has regular services to both Edinburgh and Glasgow.

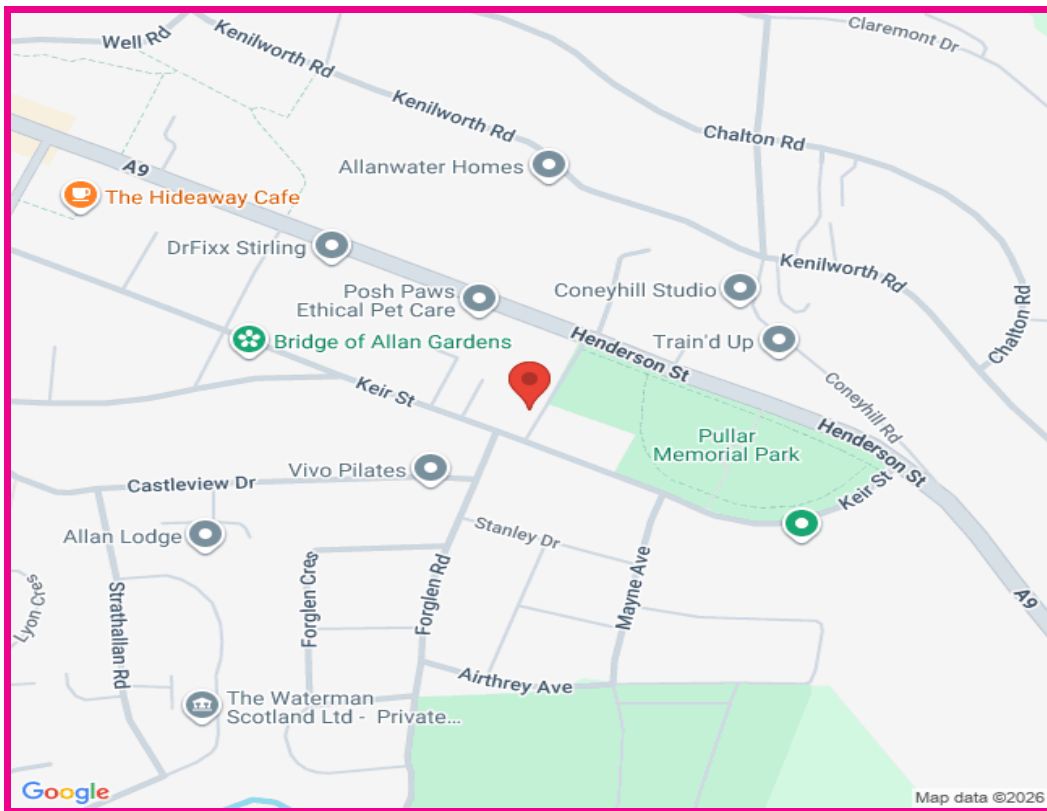
Room Sizes

All measurements taken from widest point.

No measurements are given for rental properties







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. At the roundabout, take the 1st exit onto Airthrey Rd/A9. At the roundabout, take the 2nd exit and stay on Airthrey Rd/A9. Go through 1 roundabout. Turn left onto Graham St. Property 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.