



****UNFURNISHED ****

Bastion Property Management are delighted to offer to the rental market this well presented two bedroom ground floor flat, located within the convenient locale of Bridge of Allan. Viewing is highly recommended to appreciate the property on offer. The property is close to local shops with easy access to Stirling City Centre and to all major motorway links. Schooling is available very close by at both primary and secondary levels.

The accommodation comprises:

- Reception hallway giving access to all accommodation.
- Fully fitted kitchen with light wood wall and base units with integrated hob, electric oven and cooker hood. Free standing washing machine and fridge/ freezer are also supplied.
- Two double bedrooms; master bedroom with storage.
- Family bathroom with white three piece suite with over bath shower.
- Communal garden grounds and on-street parking.
- Warmth is provided by gas central heating and double glazing.

The property will be let on an unfurnished basis.

Early viewing is recommended and can be arranged through the letting agent.

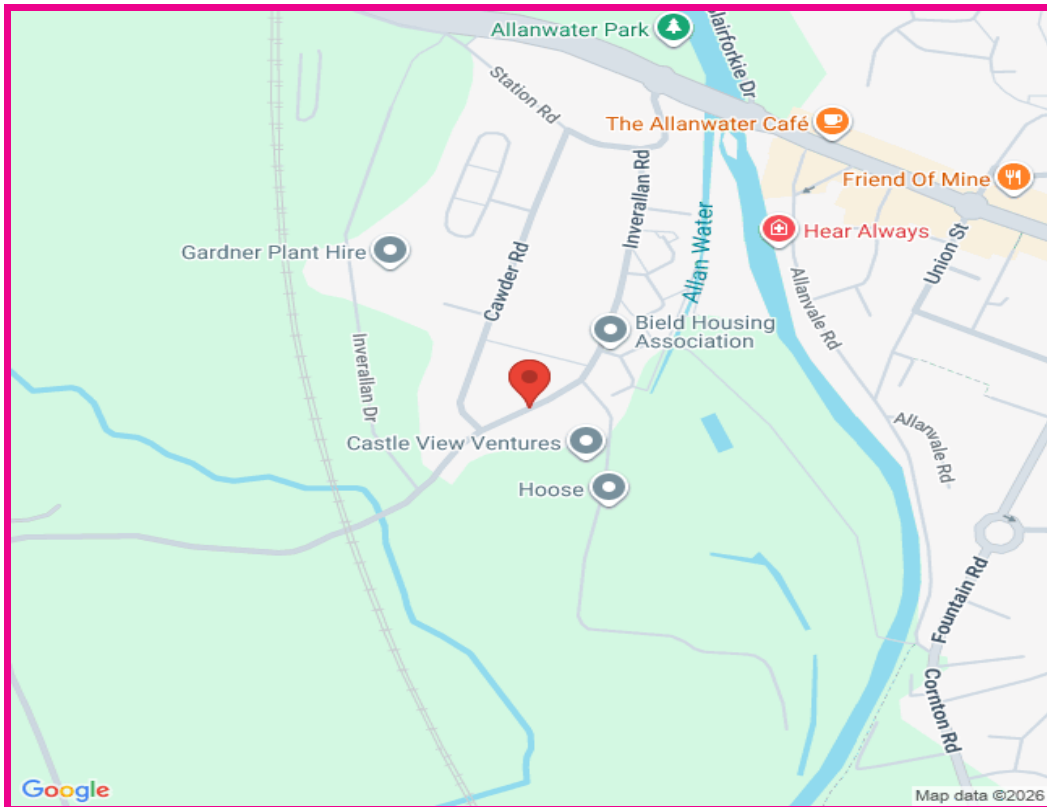
Room Sizes

All measurements taken from widest point.

Measurements are not given for rental properties







Travel Directions

Leaving from the Agent's Office at 33 Upper Craigs, turn left onto Port Street. Take the 2nd exit at the roundabout staying in the left hand lane. At the Burghmuir roundabout take the 2nd exit on to the A9 North passing by Tesco on the left hand side. On approaching the next roundabout stay in the left hand lane and take the 3rd exit off the roundabout over the old Stirling Bridge. Staying in the right hand lane, continue through the traffic lights under the railway bridge onto Causewayhead Road (A9). At the next roundabout stay in the left hand lane and take the first exit onto Airthrey Road (A9). Continue along this road into the village of Bridge of Allan where the road merges into Henderson Street. Follow this road through the village and at the mini roundabout at the bridge turn left. Take the next immediate left into Inverallan Road where the property can be found at road end on the left hand side.



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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.