



PROPERTY AND  
ESTATE AGENTS

## 7 Westerlea Drive

*Bridge of Allan, Scotland*

*Bedrooms: 4    Bathrooms: 2    Receptions: 1*

*Offers Over £245,000*

**hallidayproperty.co.uk**



## Description

Welcomed to the market is 7 Westerlea Drive, a tastefully decorated, semi-detached family home situated in a sought-after location in Bridge of Allan. The property is offered in immaculate, turnkey, condition throughout which early viewing will confirm.

The internal accommodation on the ground floor comprises; entrance hall, lounge, dining kitchen, bedroom/home-office/play room and bathroom. On the 1st level there are three double bedrooms and a large family bathroom. Warmth is provided by gas central heating and the property is double glazed throughout.

Externally, to the rear is a private fenced in garden which features a raised patio, raised bedding borders, lawn, shrubs, trees and external water tap. To the front is a private driveway, large detached single garage with light and power, area of lawn and various trees and shrubs. Ample on street parking available if required.

## Location

Westerlea Drive sits within easy reach of the heart of this small town. The thriving centre 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 independent sector is well provided for, with Fairview International in the town itself and other independent schools in the area including Dollar and Morrison's Academy. The town also benefits from its proximity to Stirling University, many of whose sporting facilities are available to the public, as well as a local golf course and sports club. In addition, there are plentiful open spaces and woodland walks. Bridge of Allan is well positioned 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 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.

EPC Rating C 70

Council Tax Band E

## Reception hall

Spacious hallway providing access to all rooms on the ground level with hardwood flooring, radiator, under stairs cupboard and further storage cupboard. Carpeted staircase with a half landing to the 1st level.

Lounge (3.9m x 3.6m)

Well-proportioned and tastefully decorated is this bright front facing lounge with large window allowing lots of natural light. Carpeted flooring, two radiators and TV Point.

## Family/Dining Kitchen (7.6m x 2.8m)

Lovely rear facing modern kitchen with a fine range of wall and base units, contrasting worktop and stainless steel sink with mixer tap and drainer. Integrated appliances to include; electric oven, 4 ring gas hob, extractor hood, dishwasher and fridge/freezer. Space for a washing machine. Hardwood flooring, window, door to the rear garden, 2 radiators, TV point and USB sockets. From the dining area are patio doors leading to the rear garden. Lovely views up to the Mine woods from the garden.

## Bedroom 4/home office/play room (2.6m x 2.4m): (2.6m x 2.4m)

Flexible room currently being used as a play room but could equally be used as a home office or bedroom 4. Carpeted flooring, front facing window and radiator.

## Bathroom (2.3m x 1.6m)

Modern 3-piece suite of WC, wash hand basin and bath with mains shower over and glass screen. Tiled flooring, window, radiator and extractor fan.

## Upper Landing

Providing access to all rooms on the 1st level. Carpeted flooring.

## Bedroom 1 (3.7m x 3.4m)

Lovely front facing double bedroom with views up to Stirling Castle and Wallace Monument. Carpeted flooring, radiator and TV Point.

## Bedroom 2 (3.6m x 3.3m)

Rear facing double bedroom with views up to the Mine woods, carpeted flooring and radiator. TV point.

## Bedroom 3 (3.6m x 2.3m)

Front facing bedroom with carpeted flooring, radiator and TV point. Lovely views up to Stirling Castle.

## Bathroom (3.5m x 2.3m)

Good sized family bathroom with WC, wash hand basin and bath with mains rain shower over. Tiled flooring, partially tiled walls, radiator and window.



## 7 Westerlea Drive

Bridge of Allan, Scotland

**Halliday Homes**

56 Henderson Street, Bridge of Allan, Stirling, FK9 4HS  
+44 (0)1786 833811 | [info@hallidayproperty.co.uk](mailto:info@hallidayproperty.co.uk)

[hallidayproperty.co.uk](http://hallidayproperty.co.uk)