



PROPERTY AND
ESTATE AGENTS

8 Carmichael Court

Bridge of Allan, Scotland

Bedrooms: 3 Bathrooms: 2 Receptions: 1

Offers Over £205,000
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Description

Superb opportunity to acquire a first floor apartment within a highly regarded building. This property offers very well-proportioned accommodation in keeping with the scale and quality of this sought-after address.

The accommodation comprises; spacious entrance hall, large lounge, dining kitchen, three double bedrooms - one with en-suite and family shower room. Warmth is provided by electric heating and the property is double glazed throughout. Secure door entry system.

Externally there are well-maintained, communal gardens to the front. Residents parking and single garage to the rear.

Location

Carmichael Court sits within easy reach of the heart of Bridge of Allan. 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 Beaconsfield 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 D65

Council Tax Band E

Entrance Hall

Great space for coats and shoes. Two storage cupboards, one of which houses the mains pressure hot water tank and electrics, laminate flooring, and BT Point.

Hall

Provides access to all rooms within the apartment. Storage cupboard with sliding doors, laminate flooring and electric heater.

Lounge (4.3m x 3.6m)

Bright and spacious lounge with lovely bay window. Laminate flooring, electric heater, BT and TV points. Double doors to the kitchen.

Dining Kitchen (3.6m x 3.6m)

Exhibiting a contemporary range of wall, base and larder units, contrasting worktop with upstand and stainless steel sink with mixer tap. Integrated appliances to include; fridge/freezer, dishwasher, washing machine, oven, 4 ring induction hob with glass splashback and extractor hood. Laminate flooring, window, electric heater and good space for a dining table.

Bedroom 1 (3.7m x 3.6m)

Large double bedroom which benefits from built-in sliding mirrored wardrobes. Carpeted flooring, side facing window and electric heater.

En-Suite (1.7m x 1.6m)

Three-piece suite of WC, wash hand basin and wet wall shower enclosure with mains shower. Tiled flooring, wet walled walls, heated towel rail, opaque window and extractor fan.

Bedroom 2 (3m x 3m)

Rear facing double bedroom with carpeted flooring, window and electric heater.

Bedroom 3 (3m x 2.7m)

A further rear facing double bedroom which could easily be used as a Home Office. Carpeted flooring, window and electric heater.

Shower Room (1.9m x 1.9m)

Modern, three-piece suite of wash hand basin, WC and tiled shower enclosure with mains shower. Tiling to the floor and walls, heated towel rail and extractor fan.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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