



HALLIDAY
HOMES

Collection



8 BEACON CROFT
BRIDGE OF ALLAN



The Halliday Homes Collection are delighted to bring to the market this impressive detached family home which is situated in an exclusive development of similar house types in the sought after upper Bridge of Allan address of Beacon Croft. The home is offered in immaculate condition both internally and externally which immediate viewing will confirm.

Providing extensive and comfortable accommodation throughout, the property is entered via a vestibule which in turn leads to a welcoming reception hall. The ground floor accommodation further comprises: impressive formal lounge with feature gas fire, dining room, breakfasting kitchen, family room, utility room, TV room/study, conservatory and WC. On the first floor there are five double bedrooms, of which two benefit from en-suite facilities, magnificent galleried landing and a family bathroom. The home also benefits from a partially floored loft accessed via a Ramsay ladder. Warmth is provided by gas central heating and wood double glazing throughout. The property also has an alarm.

Externally, the well maintained, gardens are to the front and rear. To the front there is a monobloc driveway for ample parking, area of lawn and mature shrubs. The rear, which is bounded by fencing and affords the plot privacy, features further areas of lawn, decking, water tap, electric point, greenhouse and a garden shed. The property further benefits from a detached double garage with electric doors, power and light.

The thriving former spa town of Bridge of Allan 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 provided for by Dollar and Morrison's Academy in Crieff. 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 C70

Council Tax Band H

Entrance vestibule:

Accessed via a double glazed storm door with glass panels side, tiled floor, window and radiator.

Reception hall:

Welcoming hallway which gives access to rooms on the ground floor. Two storage cupboards with one housing the electrics, under stair cupboard, Amtico flooring and radiator. Decorative archway leading to the kitchen and carpeted stairs to the upper level.

Lounge: 7.4m x 4.9m

Impressive room with rear facing bay window, feature gas fire with marble surround and hearth, carpeted flooring, cornice, two covered radiators and TV point. Access to dining room via double doors.

Dining room: 4.9m x 3.7m

Lovely room with front garden outlook, Moduleo flooring, cornice and covered radiator.

Kitchen/diner: 5.3m x 4.0m

Stylish bright kitchen with a range of wall and base units, complementary oak work surface, fixed breakfasting table and stainless steel one and a half bowl sink. Quality integrated appliances include: dishwasher, double oven, five ring gas hob, microwave and extractor fan. Space for fridge freezer with plumbing, two windows, Moduleo flooring and radiator. Feature archway to family room.

Family room: 3.8m x 3.1m

Accessed from the kitchen, Moduleo flooring, glass doors to conservatory, radiator and TV point.

Conservatory: 3.8m x 3.8m

With direct access out to garden, via French doors, this room provides additional, flexible living space. Tiled flooring, under floor heating and radiator.



TV room: 3.6m x 3.0m

Could also be used as a home office, carpeted flooring, front facing window, radiator and TV point.

Utility room: 3.6m x 1.7m

Good sized room with door giving access to garden. A range of wall and base units, larder unit, space for washing machine and tumble dryer. Stainless steel sink, vinyl flooring and radiator.

WC:

Traditional suite of white WC and wash hand basin. Storage cupboard, frosted glass window, part tiled walls, tiled floor and radiator.

Upper landing:

Fabulous spacious area accessed by wooden staircase, carpeted flooring, seating area with storage, two further cupboards, window with lovely views, loft hatch and radiator.

Master bedroom: 6.3m x 5.0m

Lovely room with rear facing window, an array of fitted bedroom furniture, carpeted flooring, two radiators, TV point and BT point.

En-suite: 3.2m x 2.7m

Spacious en-suite comprising; oversized shower enclosure with mains shower, bidet, traditional WC and wash hand basin. Radiator and tiling to the walls and floor.

Bedroom 2: 4.3m x 4.0m

Front-facing double room with lovely views, fitted wardrobes, carpeted flooring and radiator.

En-suite: 2.4m x 1.6m

Fully tiled walls and floor, traditional WC and sink, separate shower cubicle with mains shower, radiator and extractor fan.

Bedroom 3: 3.2m x 3.1m

A further, spacious, double bedroom with double fitted wardrobes, rear facing window, carpeted flooring, TV point and radiator.

Bedroom 4: 3.6m x 2.9m

Front facing room again with lovely views, double fitted wardrobe, carpeted flooring, TV point and radiator.

Bedroom 5: 3.6m x 2.8m

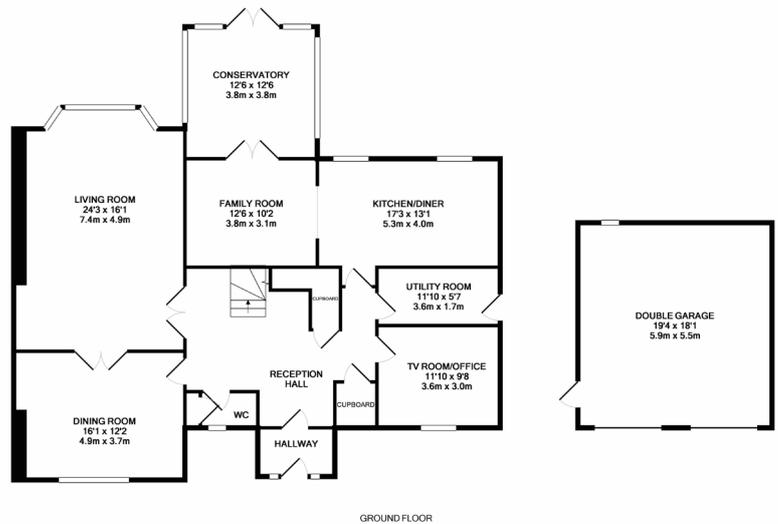
Rear facing bedroom with double fitted wardrobes, carpeted flooring, radiator and TV point.

Bathroom: 3.6m x 2.1m

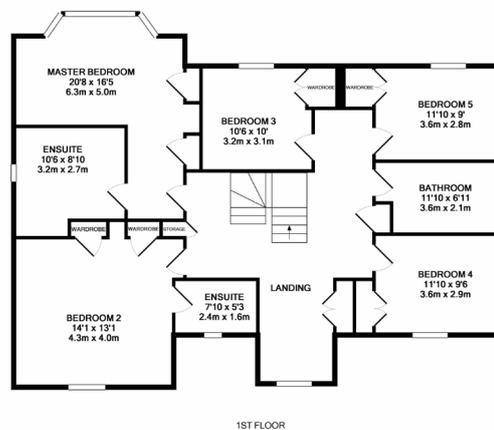
Traditional suite of bath with hand held shower attachment, WC and wash basin. Shower enclosure with mains shower, tiling to walls and floor, frosted glass window and radiator.



GROUND FLOOR



FIRST FLOOR



ALL ENQUIRIES:

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