



Bedrooms: 4 Bathrooms: 2 Receptions: 1

4 Henderson Street

Bridge of Allan, Scotland


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Description

A beautiful first floor maisonette apartment situated in the highly sought after location of Bridge of Allan. Formed over two levels, the property benefits from neutral decor, spacious accommodation and period features throughout as viewing will confirm.

The internal accommodation comprises: entrance vestibule and staircase leading to the first floor. The first floor landing gives access to all rooms on this level, a bay-windowed lounge, double bedroom, family bathroom, dining room and kitchen. The second floor, accessed via a curved staircase has two double bedrooms, a single bedroom and a shower room.

Location

The property is within walking distance of the heart of Bridge of Allan. The thriving former spa resort 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 Beaconhurst 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 D

Council Tax Band E

Ground Floor Entrance

Entered via UPVC door, tiled flooring and staircase to first floor landing.

First Floor Hallway

Welcoming hallway giving access to all rooms on the first floor. Carpeted flooring, radiator, BT point and skylight window.

Lounge (4.2m x 3.7m)

Front facing room with bay window. Feature recessed gas fire, shelved shallow press with cupboard below, corning, deep skirting, carpeted flooring, radiator and TV point.

Bedroom 2 (3.9m x 3.3m)

Lovely bright double room with front facing bay window. Fitted wardrobes, shelved shallow press, deep skirting, radiator and carpeted flooring.

Bathroom

Traditional three piece bathroom suite of bath with mains shower over, wash hand basin and WC. Heated towel rail, skylight window and tiled flooring.

Dining Room (3.5m x 3.5m)

Spacious rear facing room, fire with cast iron surround and tiled hearth. Shelved shallow press, laminate flooring, radiator and window.

Kitchen (3.6m x 2.5m)

Accessed via dining room, the kitchen has a range of wall and base units with contrasting worktop and half tiled walls. Stainless steel sink with draining board. Appliances include: oven, extractor fan and integrated dishwasher. Space for fridge freezer and washing machine. Tile effect laminate flooring, radiator and window with window seat.

Second Floor Hallway

Gives access to all rooms on the second floor, carpeted flooring.

Bedroom 1 (3.9m x 3.6m)

Generously proportioned double bedroom with front facing bay window. Shallow press with shelving, working open fire with tiled hearth and wooden surround. Carpeted flooring and radiator.

Bedroom 3: (3.5m x 3.3m)

Further double bedroom with front facing window, carpeted flooring and radiator.

Bedroom 4 (4.0m x 2.0m)

Rear facing single room which could be utilised as a bedroom or home office/study. Window with views of Stirling Castle, TV point, radiator

and engineered wood flooring.

Shower Room (2.0m x 2.0m)

Contemporary white suite of WC and sink. Fully tiled double shower enclosure with mains shower, heated towel rail, window, tiled walls and flooring.

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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Halliday Homes

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

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