



PROPERTY AND
ESTATE AGENTS

The Stables, 129 Henderson Street

Bridge of Allan, Scotland

Bedrooms: 3 Bathrooms: 3 Receptions: 2

Offers Over £465,000
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Description

Presented to the market is "The Stables" a superbly appointed detached family home situated in a sought-after location in Bridge of Allan. This unique home is offered in immaculate condition and has been finished to an extremely high standard throughout.

The internal accommodation comprises; bright welcoming hall, sitting room, dining room and recently refurbished breakfasting kitchen with utility area off. Staircase to a half landing where bedroom 2, with an en-suite walk-in shower is situated then further stairs to the top floor where there are two further double bedrooms, one with an en-suite walk-in shower, and a family bathroom. Warmth is provided by gas central heating, underfloor heating in the dining room and kitchen and double glazing. In addition, there is an electric stove in the lounge. Oak doors throughout, home HIVE system installed, low energy LED lighting and hard-wired Smoke Alarms.

Externally, to the front, is a large gravel driveway with turning circle. A sunny courtyard provides an ideal outdoor eating area and to the side of the property is an elevated lawned and stepped garden recently refurbished, also south facing. There is ample off-road parking on the driveway.

Location

The Stables, Henderson Street 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 Beaconsford 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 D61

Council Tax Band F

Reception Hall

A bright welcoming hallway accessed through composite wood door, two stairs down to the sitting room, carpeted staircase to the upper level, storage cupboard, carpeted flooring and door to dining room

which then leads into the kitchen. Radiator.

Sitting Room (5m x 4.8m)

Beautiful room overlooking the front of the property, five windows allowing a plethora of natural light, feature inglenook fireplace with electric stove, storage cupboards, carpeted flooring, and two radiators. BT and TV point.

Dining Room (4.2m x 4.1m)

Lovely room with two side facing windows, engineered wood flooring, underfloor heating, BT and TV points. Semi open plan to the kitchen.

Kitchen/Breakfasting Room (6.4m x 3.9m)

A spacious modern, recently refurbished room with a fine array of high-quality wall and base units, pull out larder unit, contrasting worktop, One and a half bowl sink with mixer tap and breakfast bar seating area. Superb central island with storage under, wine fridge and feature under counter lighting. Quality appliances to include; double oven/Microwave/grill, five ring gas hob with tiled splashback, dishwasher and washing machine. Space for American style fridge freezer. Engineered wood flooring with under floor heating, two windows to the front of the property and utility area. Door leading to the side garden and door to the front. USB sockets and TV point.

First Floor landing

Bright upper hall with window and access to bedroom 2 at half landing. Velux window, carpeted flooring and access to all rooms on the top floor.

Bedroom 1 (4.3m x 3.9m)

Well-presented double bedroom with dual aspect windows, fitted wardrobes, carpeted flooring, study area, two radiators and TV point.

En-Suite (2.9m x 1.8m)

Good sized en-suite with contemporary white suite of WC, oak butchers block with wash hand basin and walk in shower enclosure with mains rain shower. Heated towel rail, Bluetooth speakers, window, part tiled walls and tiled floor.

Bedroom 2 (5m x 3.4m)

Off the half landing is this well-proportioned bright room with dual aspect windows, walk in wardrobes with shelves and hanging space, storage cupboard, feature wall recess, radiator, carpeted flooring and recessed TV point.

En-Suite (2.5m x 1.6m)

White suite of WC, wash hand basin in vanity unit and walk in shower enclosure with electric shower. Heated towel rail, window, part tiled walls and laminate flooring.

Bedroom 3 (4.5m x 2.7m)

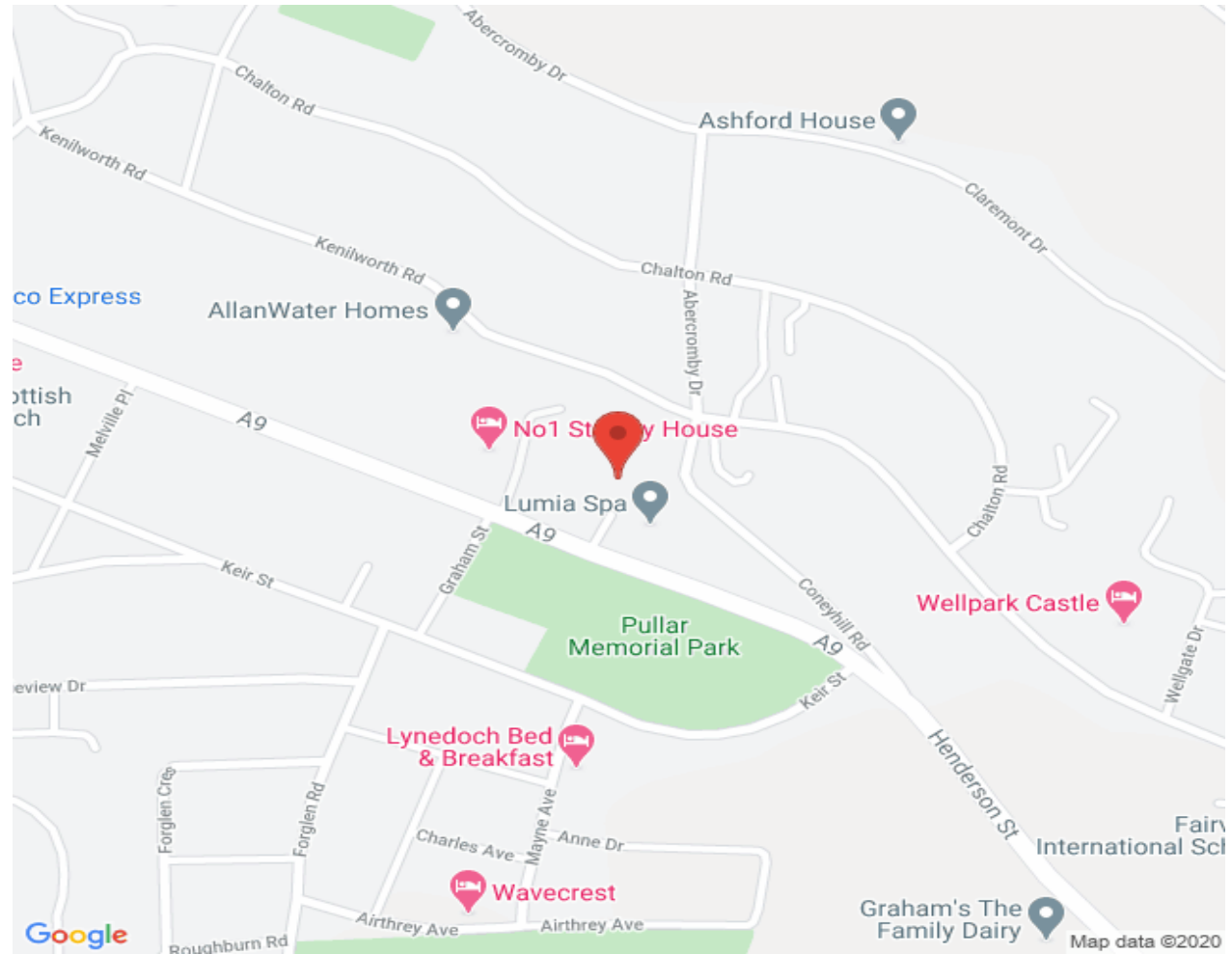
A further generously proportioned double bedroom overlooking the side of the property. Carpeted flooring and radiator.

Bathroom (3.4m x 1.8m)

A truly stunning, modern bathroom with the focal point of freestanding slipper bath with shower attachment, contemporary WC and oak butchers block with wash hand basin. Feature tiled wall, heated towel rail and tiled 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.



The Stables, 129 Henderson Street

Bridge of Allan, Scotland

Halliday Homes

56 Henderson Street, Bridge of Allan, Stirling, FK9 4HS

+44 (0)1786 833811 | info@hallidayproperty.co.uk

hallidayproperty.co.uk