



PROPERTY AND
ESTATE AGENTS

83 Henderson Street

Bridge of Allan, Scotland

Bedrooms: 2 Bathrooms: 1 Receptions: 1

Offers Over £220,000

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Description

Presented to the market is this charming, well-proportioned ground floor apartment which sits within the heart of Bridge of Allan. The property offers neutral decor, whilst still retaining a plethora of period features which early viewing will confirm.

The internal accommodation comprises; large reception hall, spacious lounge with bay window, family bathroom, kitchen and two double bedrooms. The property further benefits from gas central heating and partial secondary glazing. There are easily maintained private gardens to the front and side which also has a garden shed. Plentiful on-street parking available.

Location

Henderson Street is at the hub of all local amenities. This thriving former spa town 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 property is also in close proximity to Stirling University, many of whose sporting facilities are available to the public. In addition to the varied sporting facilities within Bridge of Allan, 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 motorway network is close by, as is the A9 which gives quick access to Perth. Glasgow and Edinburgh Airports are within easy reach and the town's railway station provides regular services to all major business centres.

EPC Rating D67

Council Tax Band E

Porch

Communal entrance accessed via a traditional timber storm door with tiled floor.

Reception Hall

A welcoming reception hall providing access to all rooms in the apartment. Restored hardwood flooring, ornate cornicing, two radiators and good-sized storage cupboard.

Lounge (5.3m x 4.2m)

Well-proportioned lounge with large bay window allowing lots of natural light. Wood burning stove set in a feature fireplace with slate hearth and fireside mantle, ornate cornice, ceiling rose, carpeted flooring, two radiators, TV & BT Points and built in storage

alcove.

Kitchen (3.2m x 2.1m)

Fully fitted kitchen with a range of beech wood wall and base units, feature butchers block style solid wood worktop and stainless-steel sink with mixer tap and drainer. Integrated appliances to include the extractor hood with space left for a washing machine, freestanding fridge/freezer and cooker. Restored hardwood flooring, radiator, tiled splashback and window. Combi boiler attached to the wall.

Bedroom 1 (4.2m x 3.2m)

Large double bedroom to the rear of the property with carpeted flooring, tall wall radiator and window. This room has the benefit of a fitted window seat arrangement with storage under.

Bedroom 2 (3.3m x 2.1m)

A further double bedroom which could easily be used for the home working environment. Carpeted flooring, radiator and window overlooking the side of the property.

Family Bathroom (3.1m x 2.9m)

Contemporary bathroom suite which comprises of; WC, wash hand basin, bath and large tiled shower enclosure with mains shower. Tiled flooring, partially wood panelled walls, extractor fan, shaving point, window and two radiators.

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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