

# 11 Pullar Avenue, Bridge of Allan

Stirlingshire







**HALLIDAY**  
HOMES

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PROPERTY AND  
ESTATE AGENTS

WELCOME TO

## 11 Pullar Avenue, Bridge of Allan

*Welcomed to the market is this superb, four-bedroom detached, family home situated within a prime residential area of Bridge of Allan and providing comfortable, well-maintained accommodation throughout.*





4 Beds | 1 Bath | 126m2

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*Welcomed to the market is this superb, four-bedroom detached, family home situated within a prime residential area of Bridge of Allan and providing comfortable, well-maintained accommodation throughout.*

*The ground floor accommodation comprises: vestibule, hall, lounge, dining room, kitchen, two bedrooms and a WC. On the first floor there are a further two double bedrooms, linen cupboard and family bathroom. Warmth is provided by gas central heating. The boiler, located in the garage, was replaced in 2022. All radiators have thermostatic valves, and the central heating / hot water system is controlled by a Hive system in the hall. The house is fully double glazed throughout and is equipped with full fibre broadband.*

*Externally to the front there is an area of lawn, a selection of shrubs, hedging, attached garage, (roof re-felted in 2022), with light, power and a driveway for ample parking. The private, south facing rear garden, which is bound by fencing, features an area of lawn, shrubs and 1 small tree, and with an outdoor water tap.*



















# HALLIDAY HOMES

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## ALL ENQUIRIES

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