

BALLANTYNES

SURVEYORS & ESTATE AGENTS



10 Union Street

BRIDGE OF ALLAN,
STIRLING-SHIRE,
FK9 4NS

EDINBURGH 43 MILES STIRLING 3 MILES

**A SPACIOUS FIRST FLOOR APARTMENT IN THE
HEART OF BRIDGE OF ALLAN
WITHIN A TRADITIONAL STONE BUILT
SEMI-DETACHED VILLA**

**IDEAL FOR FIRST TIME BUYER OR
A BUY-TO-LET INVESTOR**

ACCOMMODATION OVER ABOUT 77 SQ.METRES (825 SQ.FT.)
COMPRISES: HALLWAY, LOUNGE, DOUBLE BEDROOM,
BATHROOM, FITTED KITCHEN & AMPLE STORAGE

ALARM SYSTEM

EPC RATING 'E'

SHARED OFF STREET PARKING



Ballantynes
28 York Place,
Perth PH2 8EH
Tel: 01738 441825

Email: perth@ballantynes.uk.com

www.ballantynes.uk.com

10 Union Street

BRIDGE OF ALLAN

LOCATION

Bridge of Allan is one of Stirlingshire's hidden gems. This historic spa town has a thriving centre with a good range of shops, cafes and restaurants. Bridge of Allan has numerous sporting facilities including a golf course, tennis club and this property benefits from its proximity to Stirling University, which has beautiful grounds and many sporting facilities open to the public, including a near Olympic size swimming pool and indoor and outdoor tennis courts. The newly refurbished library is also open to the public and the MacRobert Centre provides a wide range of live performances while the Film Theatre screens both mainstream and specialist films.

Stirling, three miles to the south, is the major City of central Scotland. Stirling Castle and the Wallace Monument rise high above the town and are evocative of its historic past. The modern day town provides a full range of shops and services including several superstores. Bridge of Allan is well placed for both road and rail connections to all the major towns of central Scotland. The connection between the M9 (south) and A9 (north) is only three miles to the South giving quick access to Edinburgh, Glasgow and Perth. Both Edinburgh and Glasgow airports are in easy reach and Bridge of Allan has a railway station with commuter services to both cities.

DIRECTIONS

From Edinburgh or Glasgow take the M9 past Stirling to junction 11. Thereafter take the 4th exit on the Keir roundabout to head south into Bridge of Allan (A9). On entering the town take the 1st right after the roundabout onto Fountain Road, then 1st right onto Keir Street and 10 Union Street is located at the end of Keir street at the junction with Union Street (please note Union Street is "one way" and cannot be accessed from Henderson Street).

ACCOMMODATION

Front Door opens into an INNER PORCH (1.154m x 0.689m) with period tiled floor, leading to the hallway 2.191m x 3.952m with large walk-in shelved/hanging storage cupboard, radiator & under stair cupboard.

Carpeted timber staircase leads to first floor landing with doors to:

Bedroom (NW) 3.398m x 3.930m

Double bedroom with decorative cornice and ceiling rose, 5 fitted wardrobes & radiator

Lounge (SE) 5.591m x 3.795m

A spacious lounge with decorative corning, ceiling rose, gas fire in a Mahogany fire surround, fitted carpet and large bay window.

Kitchen (NW) 3.975m x 3.275m

A well equipped kitchen with fitted wood effect wall and base units, tiled splash back, coloured sink unit, Solutions washing machine, Whirlpool tumble dryer, Cannon free standing 4 ring gas cooker with oven & grill, Matsui Microwave, Ariston Fridge Freezer

Bathroom (SE) 2.855m x 2.074

With Bath, WC, Wash hand basin, Mira shower (over bath), partially tiled, 2 large picture windows radiator & access hatch to the attic.

Ideal For First Time Buyer Or A Buy-To-Let Investor

OUTSIDE

There is a small garden to the front of the property.

PARKING

Shared off street parking is located at the side of the property.

SERVICES

The property is served by mains electricity, mains gas, mains water and mains drainage.

COUNCIL TAX

At present the flat is in Band C for Council Tax purposes.

LOCAL AUTHORITY

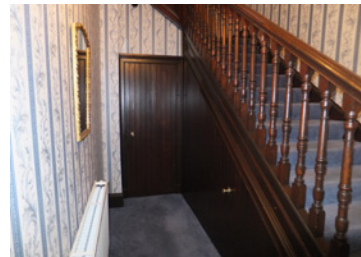
Stirling Council, Old Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET
Tel: 0845 277 7000

FIXTURES & FITTINGS

Included with the flat are all white goods, fitted carpets and floor coverings.

VIEWING

Viewing is strictly by appointment only by contacting the Sole Selling Agents, Ballantynes, Perth Office Tel: 01738 441825



Important Notice

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