



21B Allanvale Road, Bridge of Allan, Stirling, FK9 4NU

Offers Over £105,000



**RE/MAX**  
Scotland



Pleasant Open View | Short Walk to Bridge of Allan Main Street | Move-in Condition.

Gordon Henry and RE/MAX Scotland are delighted to present to the market this well-maintained 1 bed first floor apartment in Bridge of Allan, conveniently placed for local shops, cafés, local bus routes and mainline train station.

The accommodation comprises: access from the rear of the building to the first floor, entrance hallway with useful store room which could be utilised as a home-working space, spacious lounge / dining room with pleasant open view across the Allan Water river, modern fitted kitchen with integral electric oven / hob and white goods included, 1 large double bedroom with full height fitted wardrobes and built-in storage cupboard, bathroom 3-piece suite with electric shower over the bath.

Externally, there is a shared drying green to the rear.

The property further benefits from double glazing and electric wall-mounted heaters.

For more information and to arrange a viewing, please contact Gordon Henry on 07919 569 774 / ghenry@remax-scotland.net.

#### LOCATION

Bridge of Allan is a former spa town located at the foot of the Ochil hills, just north of Stirling. It's vibrant high street offers an excellent selection of boutique shops, cafés, restaurants and art galleries, with local parks, a primary school and a range of sports facilities all within the immediate vicinity. For the outdoor enthusiast, 'Darn Walk' offers a peaceful route alongside the Allan Water river from Bridge of Allan to Dunblane. For commuters, the town has a mainline train station connecting The Highlands, Stirling, Edinburgh and Glasgow and M9 motorway connection less than two miles away.

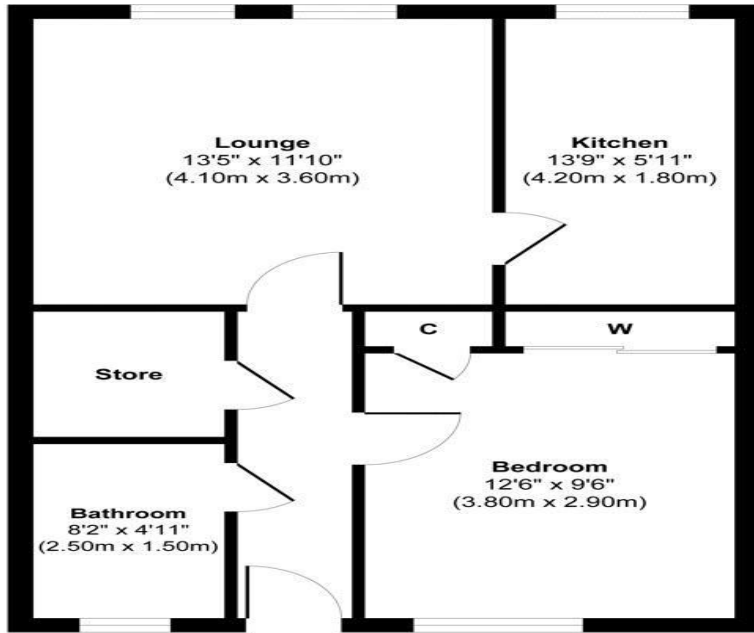


- Watch the Video Tour!
- Well Presented 1 Bed First Floor Flat with an Open View across the Allan Water River.
- Less than 200 yards to Bridge of Allan Main Street.
- Excellent Opportunity for First-Time Buyers and Buy-To-Let Investors.
- Spacious Lounge / Diner.
- Modern Fitted Kitchen with all Appliances Included.
- Entrance Hallway with Store Room.
- 1 Double Bedroom with Full Height Fitted Wardrobes.
- Bathroom 3-Piece Suite with Shower Over the Bath.
- Double Glazing and Electric Heating.



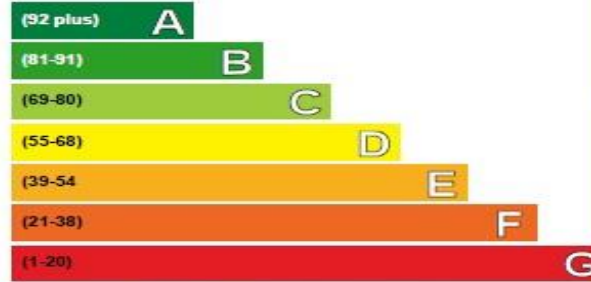


21b Allanvale Road



Approx. Gross Internal Floor Area 509 sq. ft / 47.30 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

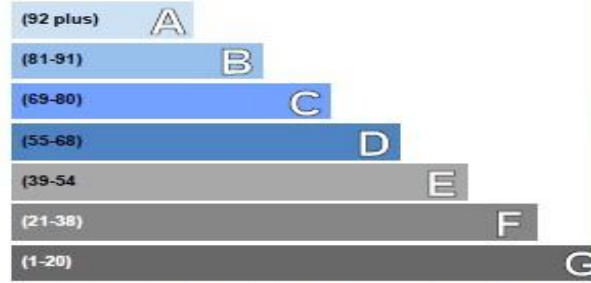
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
73	83

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
69	72

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Gordon Gordon  
Sales Associate  
ghenry@remax-scotland.net  
07919 569 774

**Head Office:** Willow House,  
Strathclyde Business Park,  
Bellshill, Lanarkshire, ML4 3PB  
T: 01698 735 349  
E: info@remax-propertymarketingcentre.net

[www.remax-scotland.net](http://www.remax-scotland.net)

