

14 INVERALLAN COURT, STIRLING FK9 4JT

HARPER & STONE  
ESTATE & LETTING AGENTS





# 14 INVERALLAN COURT

STIRLING, FK9 4JT

## PROPERTY FEATURES

- Beautiful 1 bedroom ground floor apartment Circa 1900
- Approximately 50 square meters of living space
- Immaculately presented throughout
- Stunning cornicing featured across the home adding elegant architectural detail
- Stylish and tastefully curated décor throughout
- Walking distance to all local amenities
- Close proximity to Bridge of Allan railway station
- Private residents parking
- Early viewing strongly advised

Set within a peaceful and well regarded retirement development in the heart of Bridge of Allan, this beautifully presented one bedroom ground floor apartment offers an exceptional blend of comfort, style and practicality. Built circa 1900 and forming part of an intimate collection of just 23 homes, the property enjoys a highly convenient position within easy reach of the town centre, railway station and local bus routes.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room.

A particularly charming hallway provides a warm welcome and acts as the central hub from which the accommodation flows. Every inch has been thoughtfully utilised to host attractive furnishings without ever feeling cluttered, while two generous storage cupboards offer excellent practicality. From here, the layout unfolds seamlessly into a series of beautifully finished rooms, each reflecting the home's cohesive and tasteful design.

The front facing lounge is light filled and inviting, with a lovely sense of space enhanced by a recessed alcove, creating an ideal setting for both relaxation and entertaining. The kitchen, positioned just off, has been well considered and features an excellent selection of chalk white Shaker style wall and base units, complemented by integrated appliances including a two ring induction hob, electric oven, fridge freezer and washing machine.

The bedroom is a true oasis of calm, beautifully styled and complete with bespoke fitted wardrobes and shelving by Hammonds, maximising both storage and elegance. The shower room is equally impressive, featuring a corner electric shower, vanity unit with storage, WC and a striking crystal chandelier which is included in the sale, adding a touch of understated luxury.

Externally, there is private residents' parking to the front set within communal ground.

Stylish and tastefully curated décor flows throughout the home, creating a cohesive and inviting atmosphere. Thoughtfully selected finishes, a refined colour palette and elegant detailing combine to enhance each space, offering a perfect balance of contemporary design and timeless appeal.

A factor service is in place, managed by Charles White Ltd. at approximately £75 per calendar month, covering communal building insurance, and general upkeep of the grounds.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.



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Viewings are strictly by appointment only via Harper & Stone.

Navigation///slumped.built.faded

Council Tax Band C  
EER Band D

Water: Mains  
Sewage: Mains  
Heating: Gas

Bridge of Allan is a highly desirable and vibrant former spa town, renowned for its charming character and excellent range of independent shops, cafés and restaurants. For a wider selection of amenities, the nearby city of Stirling offers extensive retail, leisure and cultural facilities.

The area is well served by schooling at both nursery and primary level, with secondary education provided at the highly regarded Wallace High School in neighbouring Causewayhead. The independent sector is also particularly well catered for, with Fairview located within the town, alongside other notable schools including Dollar Academy and Morrison's Academy in Crieff.

Stirling University is situated close by, offering not only educational opportunities but also access to a wide range of sporting and recreational facilities, many of which are open to the public. Bridge of Allan itself benefits from an excellent selection of sports clubs, open green spaces and scenic woodland walks, providing an enviable lifestyle balance.

For commuters, the location is ideal, with convenient access to the motorway network and the A9, connecting easily to Glasgow, Edinburgh and Perth. Both Edinburgh and Glasgow airports are readily accessible, while Bridge of Allan railway station provides regular and efficient services to Scotland's key business and cultural centres.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



