

# DM HALL

# For Sale

Office/Residential  
Development  
Opportunity

The Old Manor House,  
129 Henderson Street,  
Bridge of Allan,  
FK9 4RQ



374.62 SQ M  
4,032 SQ FT



# Property Details

- Attractive B Listed detached villa.
- Rare opportunity to purchase.
- Prime position within the heart of Bridge of Allan.
- Currently utilised as office with benefit of 4 Bedrooms.
- Residential development opportunity subject to consent.
- Formerly used as a Hotel and Beauty Salon/Day Spa
- Detached garden office.
- Extensive parking, garden and associated areas.
- Could accommodate a variety of uses.

## LOCATION:

The subjects lie on the northern side of Henderson Street (A9) in close proximity to its junction with Coneyhill Road, overlooking Pullar Memorial Park and forming part of the eastern periphery of Bridge of Allan town centre.

Bridge of Allan itself represents an established, affluent town within central Scotland, lying immediately to the north of Stirling, the main administrative centre for the surrounding district.





# Property Details

The town benefits from a typical range of shopping, educational and social facilities as well as convenient access to the wider central belt by means of the M9 which lies immediately to the west. In addition, Bridge of Allan benefits from a main line railway station.

In terms of the subjects themselves the property occupies an attractive position on the edge of the town centre enjoying attractive outlooks over Pullar Memorial Park, adjacent to the Young Life International Museum Hall.

## DESCRIPTION:

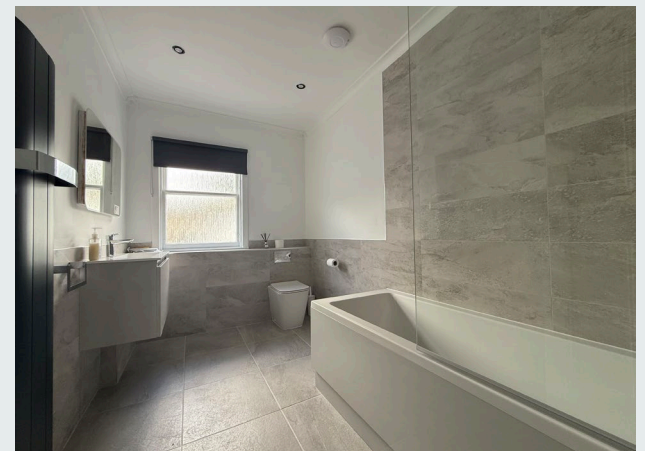
The subjects comprise an attractive detached two storey property which incorporates a number of extensions, the principal section being of stone construction, contained under a pitched and slated roof. We note from the Historic Environment Scotland website that the original building dates from 1766.

The premises are accessed via a shared driveway from Henderson Street and thereafter occupy a generous site of some 0.56 acres which provides gravelled parking for approximately 25-30 vehicles together with attractive garden grounds.

Internally the ground floor is presently arranged to accommodate an attractive entrance vestibule together with a variety of office, kitchen, staff and associated sections. The first floor is configured to provide a number of offices, 3 en-suite bedrooms, a 4th bedroom, shower room and bathroom.

The premises are finished to a high quality modern standard throughout and benefit from the following features:-

- Variety of open plan and cellular office accommodation;
- 3 en-suite bedrooms;
- 4th bedroom adjacent to main bathroom;
- Gas central heating;
- Detached garden office;
- Ample on-site parking;
- Attractive garden grounds;
- Series of outbuildings.





# Property Details

## ACCOMMODATION & FLOOR AREAS :

We would summarise the accommodation as undernoted:

Net Internal Area — 374.62 sq m (4,032 sq ft)

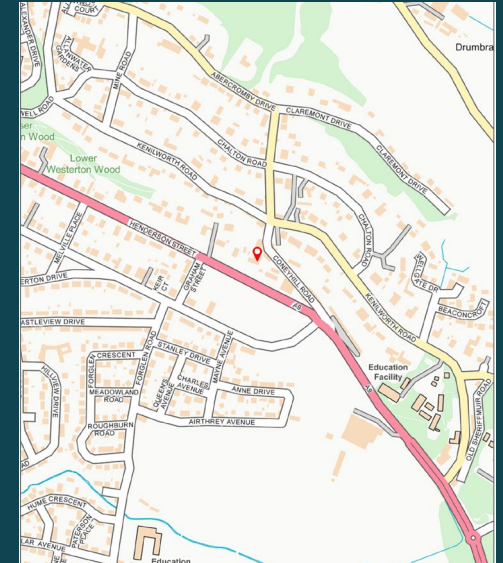
Gross Internal Area — 477.72 sq m (5,142 sq.ft.)

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## PRICE:

Offers over £975,000 are invited for the benefit of our clients absolute ownership.



## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £35,000 per annum.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

# Make an enquiry

Michael McIntyre

Juliet Robertson

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