



PROPERTY AND
ESTATE AGENTS

Monument Grange 2 Marsden Court

Stirling, Scotland

Bedrooms: 6 Bathrooms: 4 Receptions: 3

Offers Over £670,000

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Description

Welcomed to the market is this superb detached family home situated in an exclusive development of only six houses of 3 types. Built by Cala Homes the family home is situated in a sought-after location in the back drop of the iconic Wallace Monument, Causewayhead. The property, over 3 levels, is offered in immaculate walk in condition throughout. The rear of the property has superb views to the monument.

Providing extensive and comfortable accommodation throughout, the home is entered via a vestibule which in turn leads to a welcoming reception hall. The ground floor accommodation further comprises; rear facing formal lounge, dining room, family/dining/ kitchen, conservatory, home office, laundry room and WC. On the first floor we have the principal bedroom suite, four double bedrooms, two en-suites, galleried landing providing sitting area/library and a family bathroom. On the second floor is the guest bedroom with en-suite and a home cinema room. Warmth is provided by gas central heating and double glazing throughout. The property also has a home HIVE system.

Externally, the well maintained low maintenance gardens are to the front and rear. To the front there is a monobloc driveway for ample parking, gravel area and mature shrubs. The rear, which is bound by fencing and laurel hedging affording the plot privacy, is hard landscaped with a raised Indian sandstone complete with a Buschback BBQ, further patio area, raised gravel area with shrubs, water tap and the most spectacular view to Wallace Monument. The property further benefits from an integral double garage with light and power.

Location

Marsden Court is within easy reach of the historic city centre of Stirling, with its fine range of shopping, business and leisure amenities and also Bridge of Allan with its bistros, bars and scenic strolls. Schooling is available nearby at both primary and secondary level and the private sector is well catered for with the nearby Fairview International, Morrisons Academy, Crieff and Dollar Academy. The area is ideal for those who have to travel for business, with the M9 and M80 being easily accessible and both Stirling and Bridge of Allan railway stations provide regular services to Edinburgh and Glasgow. The property is also in close proximity to Stirling University, many of whose sporting facilities are available to the public, while Stirling itself offers a wide range of leisure and recreation facilities, including The Peak, which accommodates a wide range of sporting pursuits. In addition, there are plentiful open spaces and woodland walks, leading easily to the hills for the more energetic.

EPC Rating C79

Council Tax Band H

Entrance vestibule

Accessed via a double glazed storm door, vinyl flooring and covered radiator.

Reception hall

Impressive welcoming hallway which gives access to rooms on the ground floor. Under stair cupboard, carpeted flooring, covered radiator and carpeted stairs to the upper level.

Lounge (5.4m x 4.4m)

Lovely rear facing room with carpeted flooring, two covered radiators, BT and TV point. Feature inset gas fire and double doors through to the dining room.

Dining room (4.1m x 3.7m)

Accessed from the kitchen and lounge is this well-proportioned dining room currently being used as a home office. Carpeted flooring and radiator.

Kitchen/diner/family room

Fabulous sociable room with an impressive range of wall and base units, complementary work surface and one and a half bowl sink with mixer tap. Quality integrated Siemens appliances include; dishwasher, double oven, five ring gas hob with stainless steel splashback, extractor fan and freestanding Fisher Paykel fridge freezer. Central island with storage and window overlooking the side garden. Superb family/dining area with fitted wall units, covered radiator, TV point and French doors to the conservatory. The whole area is completed by vinyl flooring.

Conservatory

Superb additional living space with vinyl flooring and door to the rear garden.

Home Office (3.4m x 3.1m)

Great space for the home working environment, front facing window, covered radiator, BT point and TV point.

Laundry room (3.7m x 1.8m)

Good sized room with doors giving access to the garden and garage. Wall and base units, stainless steel sink, work surface and space for washing machine and tumble dryer. Vinyl flooring.

WC (1.9m x 1.6m)

White suite of WC and wash hand basin with storage below. Frosted glass window, vinyl flooring and covered radiator.

Landing

Fabulous spacious area, carpeted flooring, library/seating area with lovely views, storage cupboard housing the boiler, two windows and two covered radiators.

Principal bedroom suite (7.7m x 5.5m)

Magnificent, spacious bright room with superb views from the dual aspect and a Juliette balcony. The dressing area has two sets of double fitted wardrobes and the whole room is completed with carpeted flooring, two radiators and a TV point.

En-suite bathroom (3.0m x 2.8m)

Generous sized en-suite with three-piece suite of bath which has a hand held shower attachment, WC and dual wash hand basins with storage. Tiled shower enclosure with mains shower. Window, tiled walls and vinyl flooring.

Bedroom 2 (3.9m x 3.0m)

Lovely rear facing room with double fitted wardrobes, carpeted flooring, covered radiator, TV point and BT point.

En-suite (3.0m x 2.8m)

Spacious en-suite comprising; tiled shower enclosure with mains shower, WC and wash hand basin with built in storage below. Window, radiator, half tiled walls and vinyl flooring.

Bedroom 3 (4.4m x 3.2m)

Good sized double room with rear facing window, fitted wardrobes, carpeted flooring and covered radiator. TV and BT point.

Bedroom 4 (4.1m x 3.0m)

A further, spacious, double bedroom with double fitted wardrobes, rear facing window, carpeted flooring, TV point and covered radiator.

Family bathroom (3.0m x 2.8m)

Stylish white suite of bath with handheld shower attachment, WC and wash basin and storage. Wet wall shower enclosure with mains shower, tiled walls, vinyl flooring, frosted glass window and radiator.

Bedroom 5 (3.1m x 2.6m)

Front facing bedroom, carpeted flooring, TV point and covered radiator.

Upper landing

Carpeted area and gives access to the guest bedroom and Cinema room.

Guest bedroom (4.1m x 4.0m)

Good sized double bedroom with wall of fitted wardrobes, carpeted

flooring, radiator and TV point. Two velux windows with fitted blinds and uninterrupted views to Wallace Monument.

En-suite (3.5m x 1.4m)

White suite of WC and wash hand basin with vanity unit below, separate tiled shower enclosure with mains shower, velux window, radiator and vinyl flooring.

Cinema Room (5.1m x 5.0m)

Superb room which could also be another bedroom, three velux windows with fitted blinds, eves storage, carpeted flooring, two radiators, TV & BT point. Loft hatch.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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