



PROPERTY AND
ESTATE AGENTS

5 Albert Place

Stirling, Scotland

Bedrooms: 5 Bathrooms: 2 Receptions: 1

Offers Over £580,000

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Description

Halliday Homes are delighted to bring to the market this most impressive, Victorian, C listed, stone built villa which sits within the prestigious Kings Park Conservation Area. The current owners have extensively upgraded and restored the property to the beautiful family home it is today, benefitting from modern day living yet still retaining original features.

The internal accommodation comprises; on the ground floor an entrance vestibule, fabulous welcoming hall, sitting room, spacious kitchen/dining/family, home office, large utility room, under stairs storage cupboard complete with cellar, master suite of bedroom, dressing room and bathroom. On the first floor there are four double bedrooms and a large family bathroom.

Externally to the rear is a private, south facing, walled garden featuring raised bedding, large area of lawn, shrubs, mature fruit trees, patio, outside water tap and parking. The front garden is bound by a low wall and laid to lawn.

Location

Albert Place is a highly regarded location within walking distance to the centre of Stirling. As well as the excellent shopping facilities the city has to offer, there are numerous sites of historical significance such as Stirling Castle and the Wallace Monument. Schooling is available nearby at both primary and secondary level and the region is well served by independent schools, with Fairview International, Dollar Academy and Morrison's all in the area. The M9 and M80 motorways are close by, as is the A9 which gives quick access to Perth. The international airports of Glasgow and Edinburgh are within easy reach by road and the main line railway stations in Stirling, Dunblane and Bridge of Allan. The area also benefits from its proximity to Stirling University, many of whose sporting facilities are available to the public. In addition to the many local sports clubs and golf courses, the world renowned Gleneagles Golf and Leisure facilities are a short drive away. There are plentiful open spaces, woodland walks and extensive views, taking in the Trossachs to the west and the Touch Hills to the south.

EPC Rating tbc

Council Tax Band tbc

Entrance Vestibule

Accessed through double storm doors, tiled floor and door to hall.

Reception Hall

A marvellous welcoming hallway accessed through half glass panelled door, curved staircase with window at halfway point leading to the first floor, Vusta flooring, deep skirtings, decorative cornicing, two radiators

and walk in cupboard which also has a hidden cellar.

Lounge (5.2m x 4.2m)

Bright front facing room with large sash and case bay window arrangement, carpeted flooring, feature recess, deep skirtings and radiator.

Kitching/Dining/Family (9.7m x 4.5m)

Fabulous, sociable dining kitchen with a bespoke built kitchen by Cameron interiors, to include; base units, larder units, a central island with storage under, deep stainless-steel sink and Corian worktop. Feature glass shelved recess. Quality integrated appliances of; induction hob, double oven, extractor fan, fridge freezer and dishwasher. Double, half glass, doors with windows either side to the garden. Adjacent living area with original coal fireplace, bay sash and case window and the room is completed with two tall radiators and Vusta flooring.

Rear Hall

Large storage cupboard, traditional radiator and Vusta flooring.

Home Office (3.9m x 3.4m)

Good sized room for the home working environment. Window, door to rear garden, radiator and Vusta flooring.

Utility Room (3m x 2.3m)

Complete with base and wall unit, space for washing machine and tumble dryer, deep sink, door to the front garden with windows either side and Vusta flooring.

Master Bedroom (5.2m x 3.3m)

Generously proportioned bedroom with rear facing window and door to the garden. Carpeted flooring and radiator.

Dressing Room (3.4m x 3.1m)

Front facing room complete with fitted wardrobes, carpeted flooring and radiator.

Shower Room (2.5m x 2.3m)

Stylish, contemporary white suite of resin wash hand basin and W/C, walk in, tiled, shower enclosure with mains rain shower and hand held attachment, part tiled walls, window, radiator/towel rail and slate flooring.

First Floor Landing

Bright upper hall with carpeted flooring, window and access to all rooms on this floor.

Bedroom 2 (5.2m x 4.2m)

Superb, well-proportioned bright room, rear facing window, beamed ceiling, carpeted flooring and radiator.

Bedroom 3 (4.3m x 3.9m)

A spacious third double bedroom with window overlooking the rear, beamed ceiling, carpeted flooring, fitted wardrobes and radiator.

Bedroom 4 (4m x 3.1m)

Lovely fourth bedroom with side facing window, carpeted flooring and radiator.

Bedroom 5 (3.4m x 2.9m)

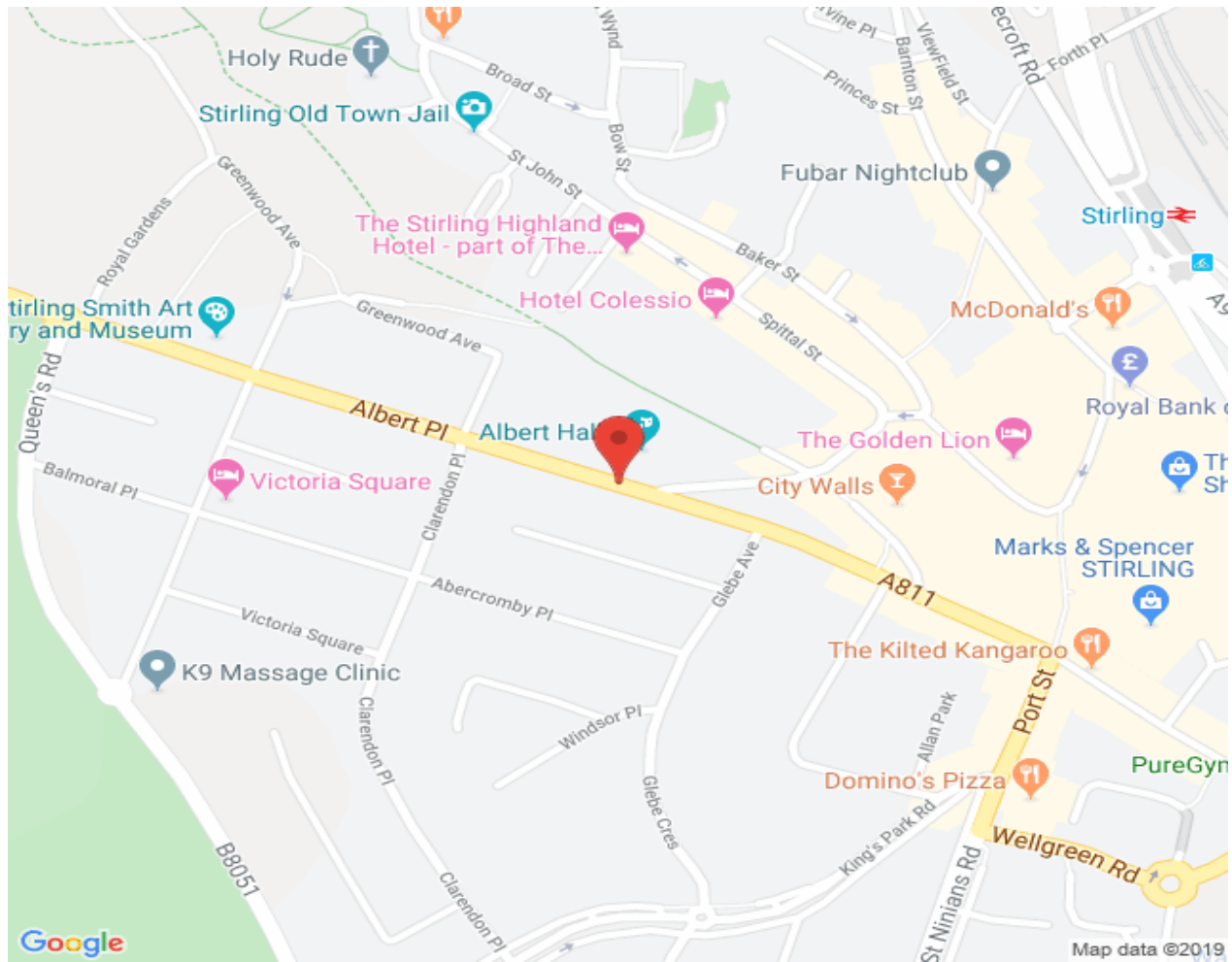
Further side facing bedroom with wall of storage cupboards, carpeted flooring and radiator.

Bathroom (2.9m x 2.7m)

Fabulous room with contemporary three-piece bathroom suite of W/C, bath and resin wash hand basin with storage under. Walk in, tiled, shower enclosure with mains rain shower and handheld attachment, heated towel rail, window and tiled flooring. Feature, glass, recessed shelving.

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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