

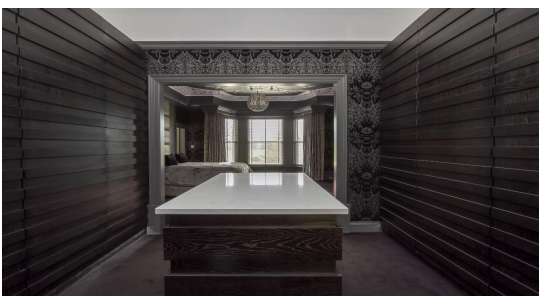
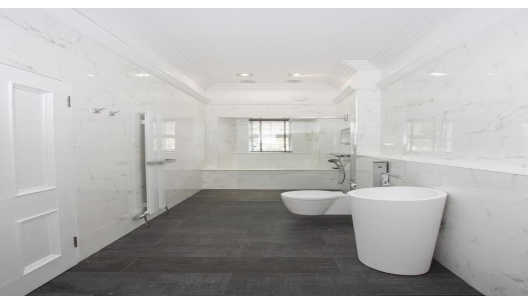


Kingspark House 21 Victoria Place

Stirling, Scotland

Bedrooms: 5 Bathrooms: 3 Receptions: 2

Offers Over £695,000
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Description

Halliday Homes Collection are delighted to bring to the market this most impressive, Victorian B listed, stone built attached villa which holds a commanding position within the prestigious Kings Park Conservation Area. This beautiful family home benefits from modern day living yet still retains a plethora of original features to include: intricate ornate ceilings and cornicing, wrought iron staircase, deep skirting's, original doors and feature window in the hall. Views over the Kings Park to the front and from the rear there are lovely views up to Stirling Castle.

The internal accommodation is formed over 3 levels. On the ground floor: an entrance vestibule, fabulous welcoming hall, lounge, sitting/dining room, modern breakfasting kitchen , bedroom 5/utility room and shower room. On the first floor there are three double bedrooms- with the master bedroom having an impressive dressing area and en-suite - and a family bathroom. The top floor has an attic bedroom with en-suite. Warmth is provided by gas central heating and a mixture of double and single glazing.

Externally to the rear, there is a double detached garage, private walled garden mainly laid to lawn with shrubs and mature trees. The front garden is hard landscaped and sits within decorative wrought iron fencing and a shared sandstone paved driveway for one car parking.

Kings Park House sits in 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 Beaconsfield, 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 D64

Council Tax Band H

Agent's 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 floorplans, which are for illustrative purposes only, may not be to scale.

Reception hall

Grand welcoming hallway accessed through half glass panelled door, magnificent staircase with window at halfway point leading to the first floor and carpeted flooring. Beautiful decorative ceiling and deep skirting.

Lounge

Superb room with bay window overlooking the Kings Park. Feature, wall mounted gas fire, radiator, two recessed alcoves with lighting, TV point, carpeted flooring, deep skirting and ceiling rose.

Sitting/Dining room

Another superb front facing room with the same views as before, feature gas fire with slate hearth, deep skirting, cornicing and ceiling rose, carpeted flooring and a radiator completes this room.

Breakfasting Kitchen

Modern, stylish breakfasting kitchen with floor to ceiling units, a large central island with integrated sink incorporating an instant hot water tap, two drawer dishwasher, granite work surface, induction hob and cupboards below. Quality integrated appliances to include: oven, microwave, wine cooler, coffee machine and full height fridge and freezer. Karndean flooring, radiator, TV point and the room is completed with French doors out to a flat roofed terrace.

Bedroom 5/Utility

Rear facing room with plumbing for washing machine and sink but could equally be used as a fifth bedroom and also has a door to the shower room. Carpeted flooring, deep skirting and radiator.

Shower room

Contemporary two piece suite of Porcelanosa floor standing wash basin and Geberit W/C. Walk in shower enclosure with Hans Grohe mains rain shower, hand held attachment and a fitted TV. Karndean flooring, tiled walls and tall radiator. This room can be accessed from the hall or bedroom five.

First floor landing

Bright upper hall with decorative window at half landing allowing lots of natural light. The upper landing has the same beautiful ceiling as the reception hall along with the deep skirting. Radiator, access to all rooms on this floor and stairs to the attic room.

Master bedroom

Magnificent, well-proportioned bright room, large window overlooking the front, wall mounted, gas fire, TV point, carpeted floor and three radiators. Decorative ceiling, deep skirting and open plan to dressing room.

Dressing room

Complementing the bedroom with two whole walls of hanging space, central island drawer unit with marble top, carpeted flooring, radiator and window overlooking the rear garden.

En-suite

Contemporary suite of oversized bath, dual sinks set in marble vanity unit, Geberit W/C, walk in shower enclosure with Hans Grohe mains rain shower and a fitted TV. Karndean flooring, radiator, and front facing window.

Bedroom 2

A spacious second double bedroom with bay window overlooking the front, carpeted floor, radiator, ceiling rose and deep skirting.

Bedroom 3

Further rear facing double bedroom with fabulous views to Stirling Castle. Open shallow press, carpeted flooring, radiator, ceiling rose and deep skirting.

Bathroom

Contemporary three piece suite of Porcelanosa floor standing wash basin, Geberit W/C , bath with Hans Grohe mains rain shower over and fitted TV. Tiled flooring and walls , radiator and window.

Bedroom 4

Spacious, bright attic room with four dual aspect windows and a further skylight window. Carpeted flooring and 2 radiators.

En-suite

Walk in shower with Hans Grohe mains shower, Porcelanosa floor standing wash basin, Geberit W/C, radiator, tiled walls and Karndean flooring.



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