

# 22 Birkhill Road, Stirling

Stirlingshire





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H O M E S

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PROPERTY AND  
ESTATE AGENTS

WELCOME TO

**22 Birkhill Road, Stirling**

*Welcomed to the market is this detached Edwardian Villa located within the periphery of the prestigious Kings Park area of Stirling. This delightful home sits off the road in a good-sized plot and is within walking distance to the amenities of the historical city of Stirling.*



*4 Beds | 2 Baths | 231m<sup>2</sup>*

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*The extremely spacious, internal accommodation is formed over two levels and comprises of the following: open porch, vestibule, large entrance hall, front facing lounge, sitting room leading to the sunroom/office, fabulous dining kitchen, utility room and shower room. On the first floor, off the landing, are four, good sized, double bedrooms and the family bathroom.*

*The property was re-roofed in 2020. The kitchen and bathroom were refurbished, and the central heating system was replaced in 2019. The UPVC double glazed sash and case windows were installed in 2021.*

*Externally, entered via gates, is the front garden which is bound by hedging and a stone wall. Laid with lawn, trees, shrubs and a driveway for ample parking. The lawn continues down the side and to the rear where you will find a selection of fruit trees/bushes, hedging and shrubs. Large decked area, greenhouse, bin store and water tap. Attached single garage currently used as a gym, has two Velux windows, light and power.*











# HALLIDAY HOMES

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## ALL ENQUIRIES

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