

6 ALBERT PLACE, STIRLING FK8 2QL

HARPER & STONE
ESTATE & LETTING AGENTS





6 ALBERT PLACE

STIRLING, FK8 2QL

PROPERTY FEATURES

- Handsome linked 4 bedroom detached Victorian family home Circa 1850
- Approximately 190 square meters of flexible living
- Prime city centre setting within one of Stirling's most sought after residential addresses
- Beautiful period features including bay windows, feature fireplaces, sash and case windows and traditional press cupboards
- Superb open plan kitchen and dining space designed for modern family life and entertaining
- Driveway providing valuable off street parking together with a detached garage accessed from the rear lane
- Mature private gardens to both the front and rear with an abundance of established trees, shrubs and planting
- A character filled Victorian home offering exceptional versatility and the opportunity to make it your own
- Within easy reach of Stirling Castle, The National Wallace Monument, excellent schooling, transport links and a wealth of leisure and cultural amenities
- Early viewing strongly advised

6 Albert Place is a substantial Victorian home that offers exceptional space, elegant period character and exciting potential in equal measure. Set within one of Stirling's most desirable residential locations, this handsome circa 1850 linked detached residence extends to approximately 190 square metres of versatile accommodation, thoughtfully balancing beautiful original features with generous family living spaces. While perfectly comfortable as it stands, the property presents a wonderful opportunity for the next owner to create a truly spectacular forever home, all within easy reach of the city's rich history, outstanding amenities and excellent transport links.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Drawing Room, Lounge, Dining Room/Fifth Bedroom, Open Plan Kitchen/Dining Room, Shower Room, Utility Room and a Cloakroom.

First Floor: Four Bedrooms and a Family Bathroom.

Double storm doors open into a welcoming entrance vestibule, which in turn leads into the impressive reception hallway where the generous proportions and timeless elegance of this Victorian home are immediately apparent. Positioned to the left is the beautifully proportioned drawing room, an elegant front facing space illuminated by a charming bay window. A traditional open fire set within a crisp white surround upon a slate hearth creates an inviting focal point, whilst open press shelving provides both character and practicality. Mirroring its counterpart across the hallway, the formal lounge is equally impressive, enjoying another attractive bay window, a feature fireplace and a useful press cupboard. Both reception rooms offer wonderful versatility, whether used for relaxing, entertaining or quiet evenings with family.

Undoubtedly the heart of the home is the expansive open plan kitchen and dining area to the rear. Designed with modern family living in mind, this sociable space features an excellent selection of cream high gloss wall and base units complemented by warm wooden worktops. Integrated appliances include a four ring gas hob, double electric oven and dishwasher, whilst the central island provides additional preparation space, storage and informal seating. The generous dining area comfortably accommodates an eight to ten seat table, making it ideal for family gatherings and entertaining alike. Leading directly from the kitchen, the utility room provides further storage together with space for two freestanding appliances, helping to keep the main living areas beautifully organised. A well appointed shower room with walk in shower is conveniently positioned just beyond, adding further practicality to the ground floor accommodation.

Returning to the hallway, the formal dining room enjoys delightful views over the rear garden through elegant French doors, creating a seamless connection between indoor and outdoor living during the warmer months. Offering excellent flexibility, this versatile room could







6 ALBERT PLACE

equally serve as a fifth bedroom, home office or additional family room, depending on the individual requirements of the new owner.

Ascending the staircase, the first floor continues to impress with four exceptionally generous double bedrooms. Bedrooms one and two occupy the front of the property and are wonderfully spacious, benefitting from large windows that flood each room with natural light. Bedrooms three and four overlook the rear garden and feature attractive recessed windows, creating peaceful and comfortable retreats. The contemporary family bathroom provides an elegant contrast to the property's traditional character. Beautifully finished with full height neutral tiling, it comprises a bath, separate shower enclosure, floating vanity sink with storage and WC. A stunning stained glass sash and case window provides a striking feature, perfectly blending Victorian heritage with modern styling.

Externally, the property enjoys equally appealing surroundings. To the front, a driveway provides valuable off street parking, whilst the neatly maintained garden is enclosed by a charming half height hedge with gated access leading to the front entrance. To the rear, the mature garden is predominantly laid to lawn and framed by attractive stone walling and established hedging, creating a wonderfully private and peaceful outdoor sanctuary. A rich variety of mature trees, shrubs and flowering plants provide year round interest, while a detached garage accessed via the rear lane, a traditional brick built outbuilding and a timber shed offer excellent storage and workshop potential.

Perfectly positioned within the historic city of Stirling, residents are surrounded by some of Scotland's most iconic landmarks. Stirling Castle dominates the skyline from its dramatic volcanic crag, standing as a lasting symbol of the nation's remarkable past. Nearby, The National Wallace Monument and Bannockburn Visitor Centre further celebrate Scotland's

rich heritage, whilst the city itself offers an excellent selection of independent shops, restaurants, cafés, highly regarded schooling and superb transport connections.

Offering elegant proportions, period charm and endless potential, 6 Albert Place represents a rare opportunity to acquire a distinguished Victorian home in one of Stirling's most prestigious locations. Ready for its next chapter, this wonderful property offers a rare opportunity for a new owner to make it their own while enjoying the timeless character, generous proportions and exceptional versatility that define this beautiful Victorian home. Early viewing is strongly recommended to fully appreciate the scale, charm and enviable location on offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band G
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

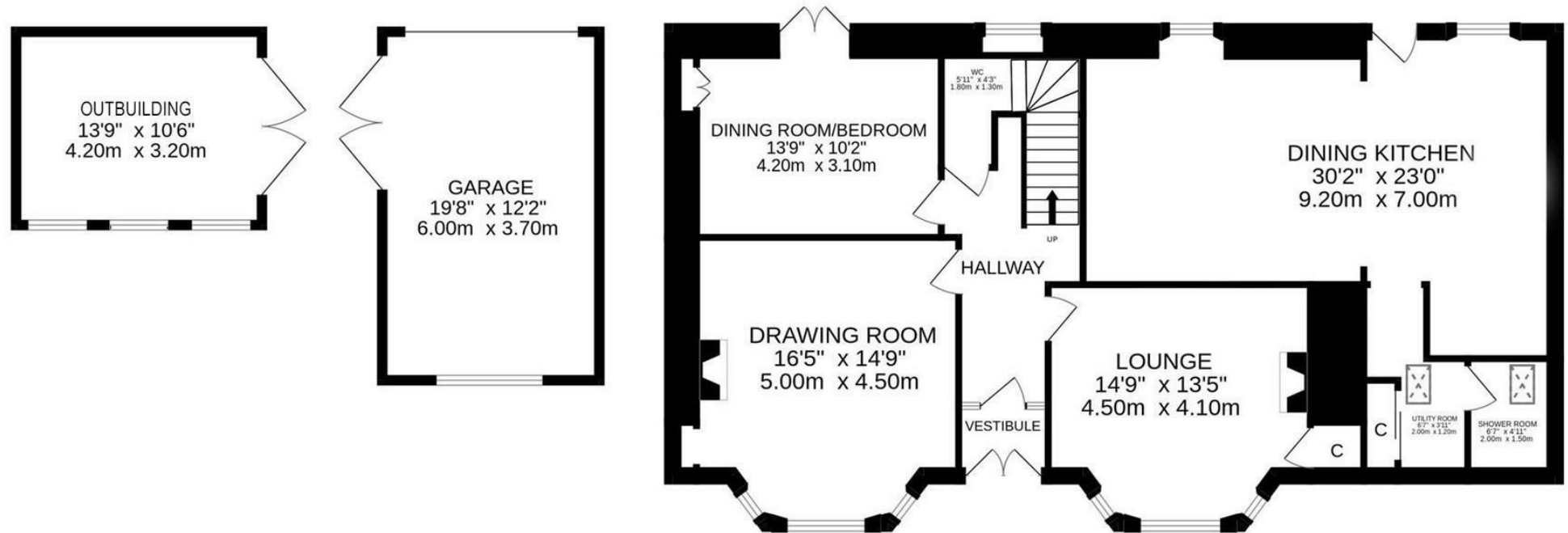
Stirling as well as the excellent shopping facilities the city has to offer, there are numerous sites of historical significance such as Stirling Castle and the Wallace Monument. Schooling is available nearby at both primary and secondary level and the region is well served by independent schools with Fairview International Bridge of Allan, Dollar Academy and Morrison's all in the area. Stirling University, which includes the MacRobert Arts Centre, is also within easy reach. Motorway access to Glasgow (24 miles), one of the UK's most dynamic cities with outstanding shopping, excellent theatres, and a thriving business district. Edinburgh (37 miles) and Perth (33 miles) are also easily accessible by motorway. Regular trains from Stirling serve Glasgow, Edinburgh, and The North for the many daily commuters.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

