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1 Kings Park Cottages **Stirling**



1 Kings Park Cottages, Stirling FK8 3AA



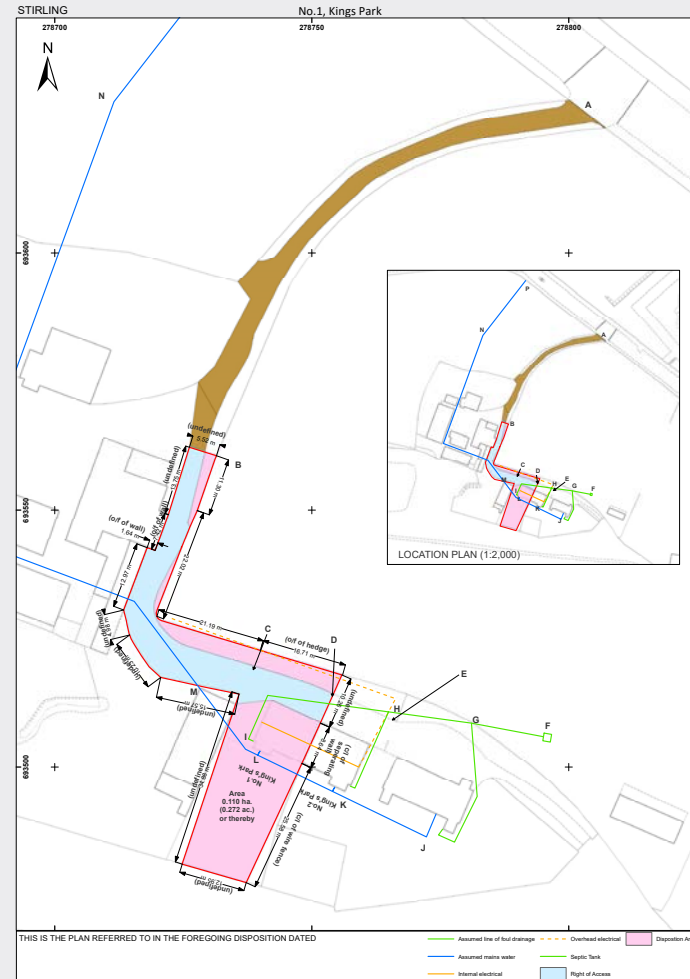
An excellent opportunity to buy a three bedroom semi detached cottage in need of upgrading and renovation throughout offering versatile accommodation with stunning views of Stirling Castle.

This excellent development opportunity is situated within walking distance of Stirling City Centre and boasts views across to Stirling Castle as well as being situated within a semi rural location. The building was constructed in the 1900's, was the original farmworkers cottages and finished externally in a white painted render. The property has been held under a slate tiled and pitched roof and single glazed sash and case windows have been installed.

A tarmac driveway giving access to the property is maintained on an equitable basis with the other homeowners.

To the rear of the property there is a private garden which is overgrown but laid to grass. The boundaries for these can easily be identified on the title plan following a formal inspection.

Internally requires complete renovation and upgrading throughout and the floor plan will give an indication as to the overall size and layout. In brief the accommodation extends to entrance vestibule, L-shaped reception hall with loft access and storage cupboard off. The lounge is of generous proportions, has an open fire, dual aspects and stunning views of Stirling Castle. The master bedroom has in built double wardrobes and the remaining two bedrooms which are versatile in use can easily accommodate double size beds. Leading off the dining room/bedroom three is a conservatory which requires replacement. The bathroom has a coloured three piece suite with shower over bath and the kitchen has a door giving access to the side of the property.



Offers : Offers must be submitted on forms available from our office. The Offer Form used incorporates Crown Estate Scotland's general and specific sale conditions. Anyone who intends to offer should contact Clyde Property to obtain the standard offer form.

Date of Entry : Entry will be granted with vacant possession six weeks after the date of acceptance of the formal offer.

EER rating : Band E

Property reference : PS9025







Property location



Kings Park is a most desirable residential area and Stirling city centre is within easy reach and offers an excellent choice of shopping facilities including The Thistles shopping centre. Close to hand are a wide range of social and leisure pursuits including restaurants, cinema, playing fields and the extensive facilities at Stirling University. Both junior and secondary schooling is close by with all schools enjoying an excellent reputation. The attached map will provide further information and proximity to local amenities. The nearby bus and main line rail terminal and an excellent road network including motorway links ensure swift travel throughout Central Scotland with Glasgow and Edinburgh City Centres and airports both readily accessible.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Stirling

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T: 01786 471777

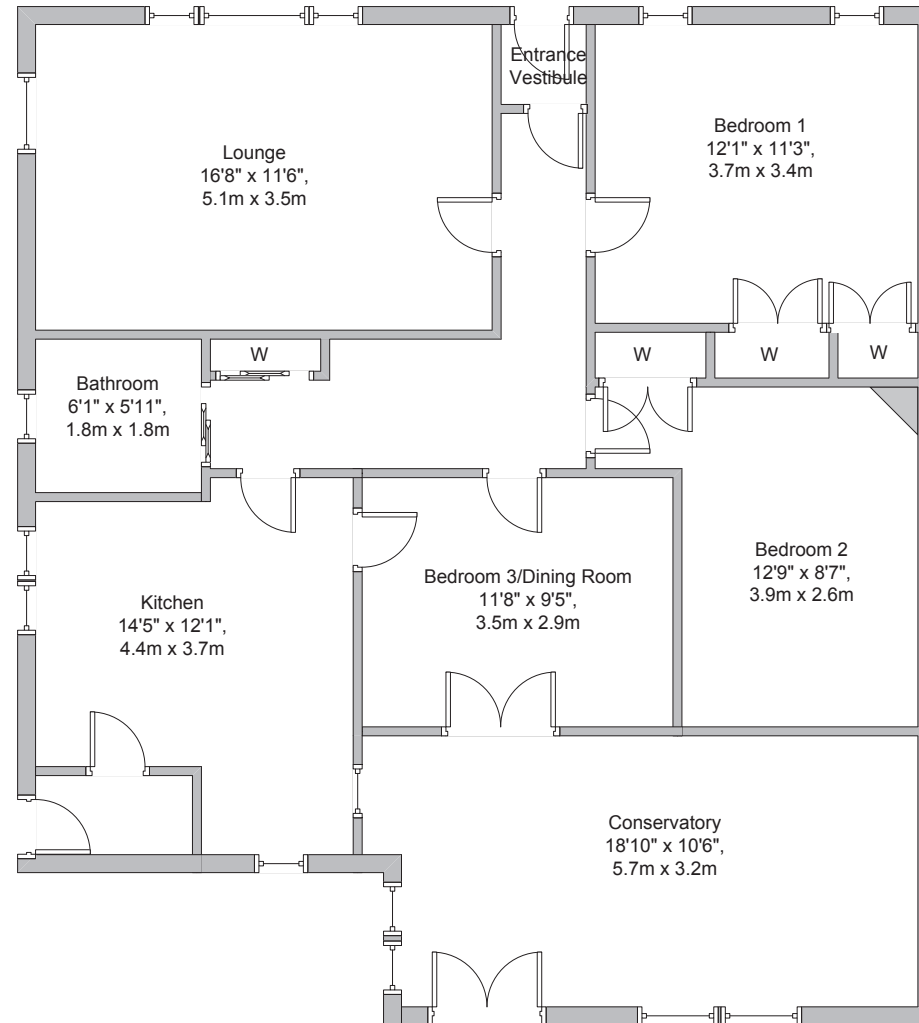
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 1022 sq ft - 95 sq m

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