

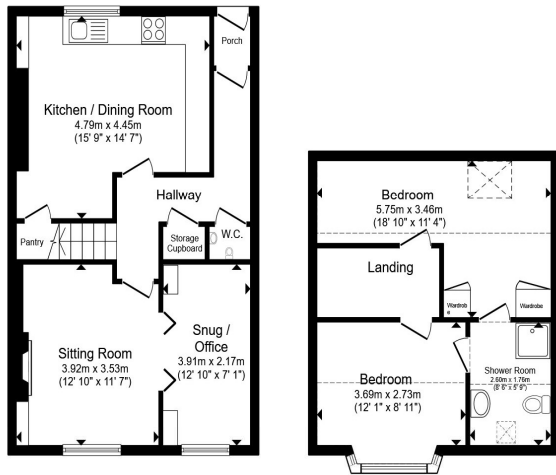


Abbey Road Place, Stirling, FK8 1LN

welcome to

Abbey Road Place, Stirling

Occupying a prime position in Stirling's sought-after Riverside area, this charming maisonette combines period character with bright, spacious accommodation arranged over two levels. With delightful views of Stirling Castle, this exceptional home offers a rare opportunity for a variety of discerning buyers.



First Floor

Upper Floor

Total floor area 90.9 m² (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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First Floor: welcoming hallway, WC, storage cupboard, spacious sitting room, versatile office/snug (which could also serve as an extra bedroom, depending on your lifestyle requirements), and a large dining kitchen with pantry.

Upper Floor: two generous double bedrooms and a contemporary Jack-and-Jill shower room.

Externally and located on a quiet no-through road, the property benefits from its own private ground to the front, for the sole use of No. 10 which could be used for off road parking or a garden area.

Abbey Road Place enjoys an enviable location in the highly desirable Riverside area of Stirling, just a short distance from the historic city centre and its extensive range of shops, restaurants, cafés, cultural attractions and transport links. Stirling Railway Station and bus station are close by, providing excellent connectivity both locally and nationally. Stirling's central position makes it an ideal base for commuters, with convenient road, rail and bus links to Glasgow, Edinburgh, Perth and beyond. Riverside is particularly prized for its peaceful setting, offering picturesque walks along the banks of the River Forth, easy access across the Cambuskenneth footbridge, and connections to an extensive network of cycling and walking routes. Everyday amenities are well catered for, with a local convenience store just around the corner from the property, while nearby Forthside offers an excellent range of leisure facilities, including The Peak sports village and the Vue cinema complex. Well-regarded primary and secondary schools are within easy reach, and the University of Stirling campus, together with its outstanding sporting and recreational facilities, is readily accessible via regular bus services.

The property itself is accessed via its own private entrance, leading into a vestibule and then through a glazed door to a welcoming hallway. The hallway provides access to a WC, useful storage cupboard and staircase to the upper level. To the front of the property is a spacious and beautifully proportioned sitting room, flooded with natural light from a large window. Character features include ceiling cornicing, an attractive cast-iron fireplace surround and a shelved alcove, creating a warm and inviting living space. Folding dividing doors open into a versatile second reception room, currently utilised as a snug/home office, although equally suited as a family room, or potentially as an additional bedroom. This flexible layout allows the rooms to be enjoyed separately or opened up to create an expansive open-plan living area. This room also benefits from a large front-facing window and extensive wall-mounted shelving. An attractive wooden floor runs seamlessly throughout both reception rooms.

To the rear, a large dining kitchen enjoys stunning uninterrupted views of Stirling Castle and provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with a comprehensive range of base units complemented by worktop surfaces, tiled splash-backs, open shelving and a useful under-stair pantry cupboard. There is ample space for a dining table and chairs, making it the perfect setting for informal dining and social gatherings.

Both the sitting room and dining kitchen offer ideal entertaining spaces, while a wealth of built-in storage throughout the property enhances its practicality and everyday appeal.

A staircase leads to the upper landing, which is enhanced by a skylight that floods the space with natural light and provides access to the attic. To the front of the property is a generous double bedroom featuring a large bay window with attractive views towards the Ochil Hills and the iconic Wallace Monument. The second double bedroom enjoys equally impressive surroundings, with a Velux window framing spectacular views across Stirling's historic skyline, including Stirling Castle. The room further benefits from two fitted wardrobes, providing excellent storage. A well-appointed Jack-and-Jill shower room is accessed directly from both bedrooms, comprising a shower enclosure, WC, wash hand basin, heated towel radiator, Velux window, and contemporary wall and floor tiling. Both bedrooms enjoy a bright and airy feel, while the upper floor perfectly combines practicality with some of the property's most impressive outlooks.

The property further benefits from a private outdoor area to the front, enjoying a position on a quiet no-through road. Exclusive to No. 10, this versatile space offers valuable off-street parking or, alternatively, the potential to be landscaped as a private garden.

First Floor

Entrance Hallway

Sitting Room

12' 10" max x 11' 7" max (3.91m max x 3.53m max)

Snug / Office

12' 10" max x 7' 1" max (3.91m max x 2.16m max)

Kitchen/Dining Room

15' 9" max x 14' 7" max (4.80m max x 4.45m max)

WC

Upper Floor

Bedroom

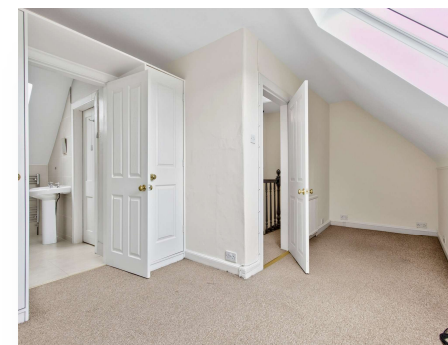
12' 1" max x 8' 11" max (3.68m max x 2.72m max)

Shower Room

8' 6" max x 5' 9" max (2.59m max x 1.75m max)

Bedroom

18' 10" max x 11' 4" max (5.74m max x 3.45m max)



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welcome to

Abbey Road Place, Stirling

- Spacious and bright maisonette flat with versatile accommodation, own private entrance & 2 double bedrooms
- Sought after location, close to town centre yet enjoying a peaceful setting
- Stunning views across to Stirling Castle
- Off street private parking/garden ground, on a no through road
- Sitting Room and separate office/snug/additional bedroom(with dividing partition which gives the flexibility of an open plan space or two separate rooms)

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110806 - 0005

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