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BLAIRLOGIE PARK, HILLFOOTS ROAD  
BLAIRLOGIE  
STIRLINGSHIRE FK9 5PY









Situated against the backdrop of the majestic Ochil Hills, this remarkable detached villa, listed as a C-category, is surrounded by expansive, vibrant gardens extending over approximately 0.57 acres. Initially crafted in two distinct sections, with the front portion serving as the family dwelling and the rear allocated for staff quarters or potential rentals, the property has undergone extensive modernisation.





The main house presents a refined accommodation arrangement, including a welcoming reception hallway, an impressive formal sitting room boasting an open fireplace, and a cosy living room featuring a woodburning stove, seamlessly connecting to the modern fully fitted dining kitchen. Additionally, there's a rear hallway leading to a utility area with additional door access to the front and a convenient cloakroom WC. Ascending the attractive staircase from the hallway, you'll find two beautifully appointed bedrooms and a modern shower room on the upper level. There's also a dressing room currently available, which could easily be converted into a home office or nursery to suit individual needs.







The Holiday Let accommodation offers its own distinctive charm, comprising a bright and airy back vestibule leading to a delightful sitting room connected to a conservatory, perfect for relaxation. Adjacent is a fully equipped breakfasting kitchen with access to the courtyard, along with a contemporary shower room for convenience. Ascending to the upper level unveils three double bedrooms and a well-appointed showerroom, providing comfortable and stylish accommodations for guests.

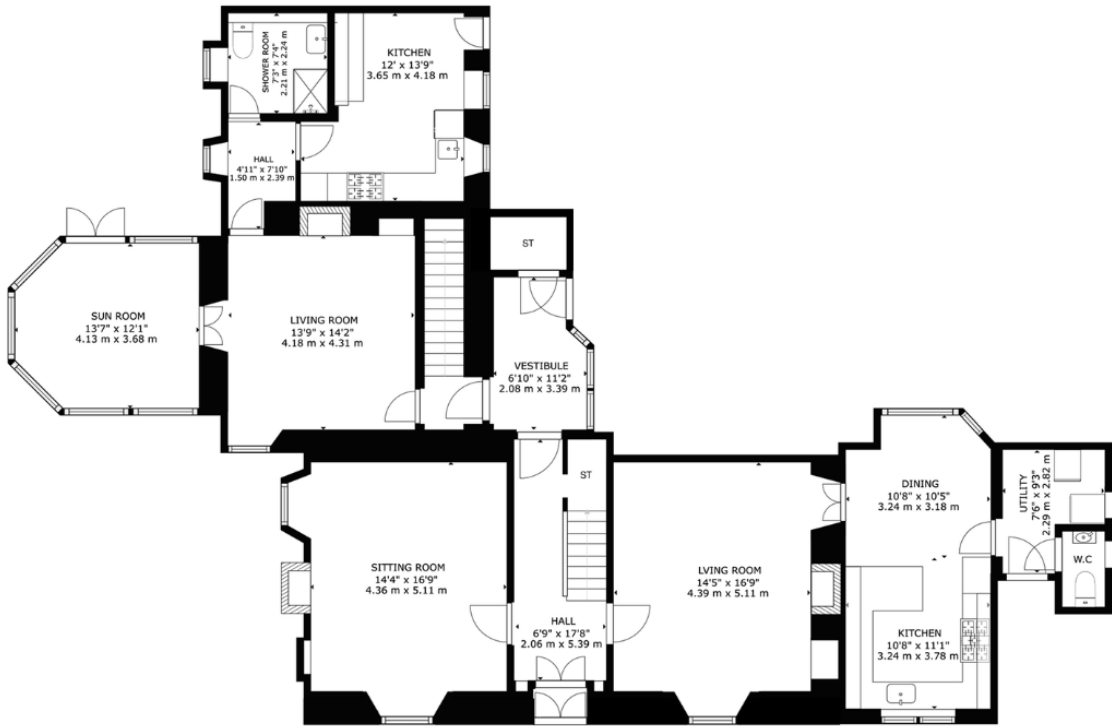
## Key Features

- Superior A remarkable detached villa situated against the backdrop of the Ochil Hills
- Vibrant gardens extending over approximately 0.57 acres
- Versatile living space with the front family dwelling and the rear allocated for staff quarters or potential rentals
- Impressive formal sitting room and additional cosy living room
- Modern fully fitted dining kitchen
- Convenient utility area
- Two beautifully appointed bedrooms, family shower room and dressing room on the main upper floor level
- Additional dwelling with sitting room, conservatory, breakfasting kitchen, three double bedrooms, and shower rooms
- Spacious garage and garden shed for storage
- **EPC – E**

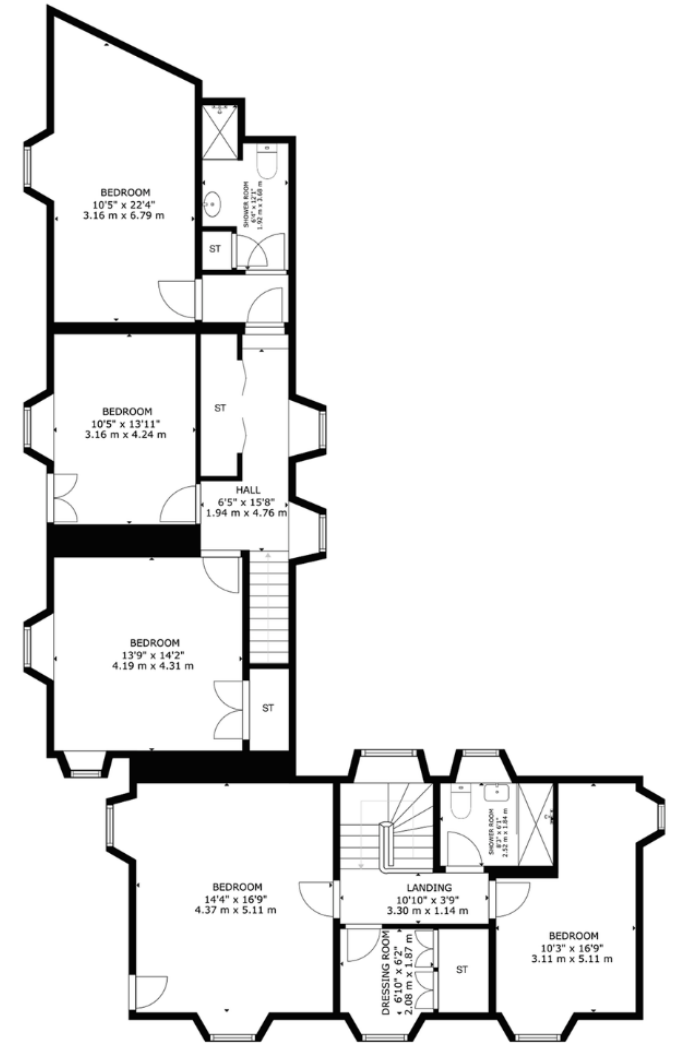


Set amidst extensive, mature gardens, the property showcases a picturesque cobbled courtyard, a functional workshop, a serene water garden, an orchard, a greenhouse, expansive lawns, flourishing flower beds, and inviting seating areas, complemented by a spacious garage and garden shed.

Set within the small village of Blairlogie, Blairlogie Park has local amenities close by and brilliant access to Stirling city centre.



FLOOR 1



FLOOR 2

Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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