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PROPERTY

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41 LABURNUM GROVE  
STIRLING  
STIRLINGSHIRE FK8 2PR

















Positioned in a quiet cul-de-sac, this professionally extended detached villa offers an exceptional living experience in the highly sought-after Torbrex area.

The well-thought-out design of the property ensures a nice flow and great natural light, making it a welcoming and bright home. Excellent eaves storage upstairs adds to the practicality of this charming residence.









The accommodation extends to 145 sqm and comprises; a wide and welcoming reception hallway, an open plan living room leading to the dining area, a modern fully fitted high specification kitchen, and delightful sun room overlooking the garden. Additionally, on the ground level, there is also a double bedroom, a versatile home office that can also serve as a bedroom, and a contemporary wet room. Stairs lead to the upper level, where you will find a rear-facing principal bedroom with open outlook, an additional double bedroom and single bedroom, and a well-appointed family bathroom. The property benefits from gas central heating and double glazing throughout, providing both comfort and efficiency.









Beautifully maintained, this home features a multi car driveway and a detached single garage, ensuring ample parking and storage. A standout feature of this villa is its superb private and sunny rear gardens, complete with a manicured lawn and a timber shed for additional storage.



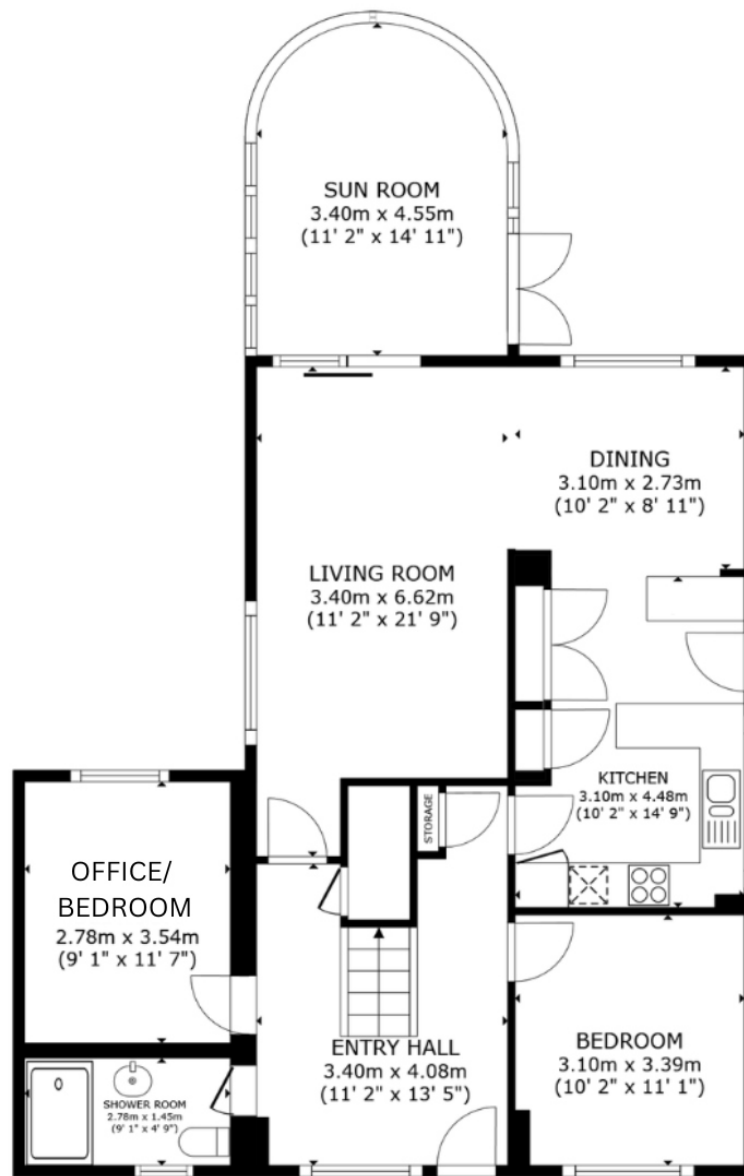
## Key Features

- Professionally extended detached villa
- Located in a quiet cul-de-sac in the highly sought-after Torbrex area
- Four bedrooms
- Versatile home office that can also serve as a bedroom
- Welcoming reception hallway
- Open plan living room
- Gas central heating
- Driveway with detached single garage
- Superb private and sunny rear gardens
- Sun room overlooking garden
- Convenient access to Stirling's city centre and easy motorway access
- **EPC – C**

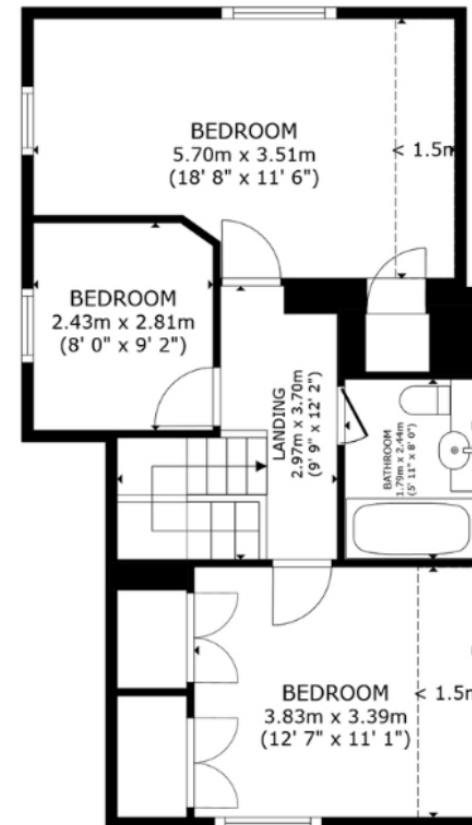


Torbrex is renowned for its residential charm, with convenient access to Stirling's city centre and its array of amenities. Nearby attractions include the picturesque Kings Park and Stirling Golf Club, while historical landmarks like Stirling Castle and the Wallace Monument enhance the area's appeal. The property is located within the catchment area of excellent schools, including St Ninians Primary and Stirling High. Easy motorway access connects you to Glasgow, Edinburgh, and Perth.





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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