



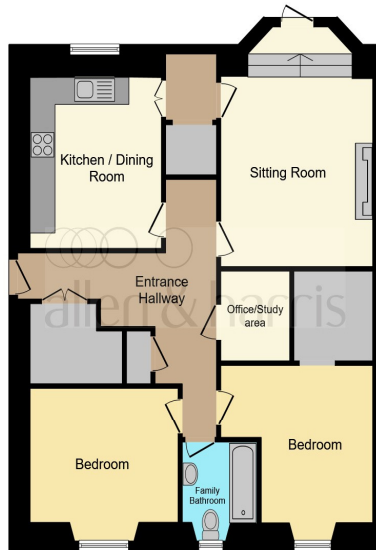
**Park Terrace, Stirling, FK8 2JT**



**welcome to**

## **Park Terrace, Stirling**

Introducing this charming 2-bedroom garden apartment, set within a truly stunning & imposing 'B' listed, sandstone villa. The property is ideally situated in one of the most desirable residential areas, within the prestigious Kings Park locale & is being sold with no onwads chain.



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.focalagent.com](http://www.focalagent.com)



The property perfectly blends flexible accommodation & therefore offers a versatile living experience; in doing so, the home is sure to appeal to a wide demographic of potential purchasers.

Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the spacious Sitting Room which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst a door to the rear aspect allows light into the room; in the warmer seasons, roll open the door & step out onto the patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Retracing our steps, we find the Kitchen/Dining Room, which is tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides space, convenience & ample storage. There are 2 Bedrooms, with the Principal Bedroom benefiting from a large walk-in wardrobe/store room & there is also an additional room which has versatile usage (currently being used as a small office/study) depending on your lifestyle requirements - although it must be noted that there is not natural light or a window to this room. Completing the accommodation on offer is a Family Bathroom which comprises of a bath, WC & wash hand basin.

The home does require a degree of updating, but the scope & potential, plus the prestigious location should make this an attractive proposition for potential buyers.

The property benefits from a small private garden area, which is situated off the Sitting Room & consists of a patio & decked seating area, with a multi-tiered shrub/plant garden. There is also a garage belonging to the property & an additional piece of garden, located behind the garage, consisting of a small lawn with shrubs & borders.

The property is situated in a sought-after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known stores present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.

#### Auctioneer's Comments

**This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).**

**The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.**

**The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack.**

**The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.**

## Entrance Hallway

### Sitting Room

15' 9" exc bay window x 13' 4" ( 4.80m exc bay window x 4.06m )

### Kitchen/Dining Room

14' 3" x 10' 3" ( 4.34m x 3.12m )

### Bedroom

12' 8" max & exc walk-in wardrobe x 11' 9" max ( 3.86m max & exc walk-in wardrobe x 3.58m max )

### Bedroom

11' 8" x 11' 2" ( 3.56m x 3.40m )

## Family Bathroom



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## **Park Terrace, Stirling**

- Garden apartment set within a 'B' listed converted sandstone villa
- Truly stunning & highly desirable location
- 2 Bedrooms
- Kitchen/Dining room & Sitting Room
- Family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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