

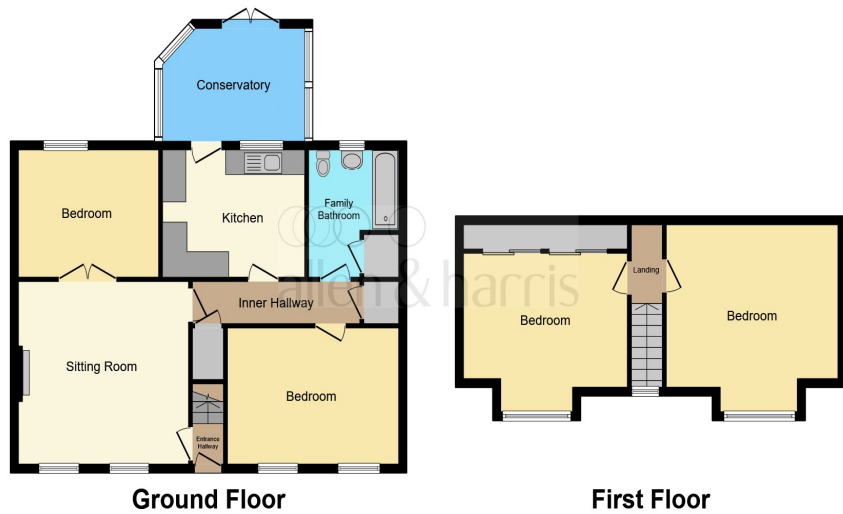


**Borestone Place, Stirling, FK7 0PP**

welcome to

## Borestone Place, Stirling

Introducing this impressive home which offers a wonderful, subtle blend of fine traditional features & modern sophisticated living. The property allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful property has to offer.



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)



This beautiful home, which dates back circa 1900, is nestled within a notably envious position close to Stirling town centre. The property tastefully combines original character features with modern touches, to create an exquisite family home which offers flexible accommodation, very much in keeping with today's lifestyle requirements & is therefore sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Internally the property boasts accommodation which is set over 2 levels & initially consists of an Entrance Hallway with staircase leading to the upper level. Immediately drawing you in, is the well-proportioned Sitting Room, with a large window to the front aspect, which allows a wealth of natural light to flourish into the room; this really is the sociable hub of the home, making the ideal retreat where friends & family will naturally gather at the start & end of the day. Conveniently situated off the Sitting Room is an additional room which is currently being used as a Bedroom; however, this room could also be adapted to alternative usage such as a Family Room or formal Dining Room depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Next, we gravitate, via the inner hallway, through to the Kitchen which is tastefully tailored with an array of base & wall units, plus fitted worktops; the Kitchen provides space, convenience & ample storage. Ideally located off the Kitchen, is the spacious Conservatory which is the perfect space in which to relax & unwind; in the warmer seasons, roll open the patio doors & step out onto the patio seating area – this makes the ideal place for alfresco dining or to purely to enjoy the attractive rear garden. Retracing our steps back to the inner hallway, we find access to a further downstairs bedroom, which is a double in size & completing the accommodation on the ground floor is the stylish Family Bathroom which comprises of a bath with over shower, WC & wash hand basin.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, which comprises of an additional 2 double bedrooms, with the principal bedroom benefiting from in-built storage. The home is well-presented & skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire. There is a good range of in-built storage space to be found throughout the home & viewing is highly recommended to truly appreciate all that this charming property has to offer.

To the front of the home is a low maintenance garden to enjoy, whilst the rear garden has been fashioned to provide a large patio seating area, leading through to an additional lawned garden, with shrubs & borders; both of which offer a delightful place in which to relax & unwind.

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 store's 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.



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## Ground Floor

### **Entrance Hallway**

### **Sitting Room**

14' 4" x 14' 1" ( 4.37m x 4.29m )

### **Bedroom / Family Room**

11' 10" x 9' 10" ( 3.61m x 3.00m )

### **Kitchen**

11' 11" x 9' 10" ( 3.63m x 3.00m )

### **Conservatory**

10' 10" x 9' 2" ( 3.30m x 2.79m )

### **Bedroom**

14' 5" x 10' 7" ( 4.39m x 3.23m )

### **Family Bathroom**

## Upper Floor

### **Bedroom**

14' 5" x 11' 9" ( 4.39m x 3.58m )

### **Bedroom**

13' 10" x 10' 6" ( 4.22m x 3.20m )



welcome to

## Borestone Place, Stirling

- Impressive family home
- Flexible & versatile living accommodation
- 4 Bedrooms
- Sitting Room, Conservatory & Kitchen
- Ground floor Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£265,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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