



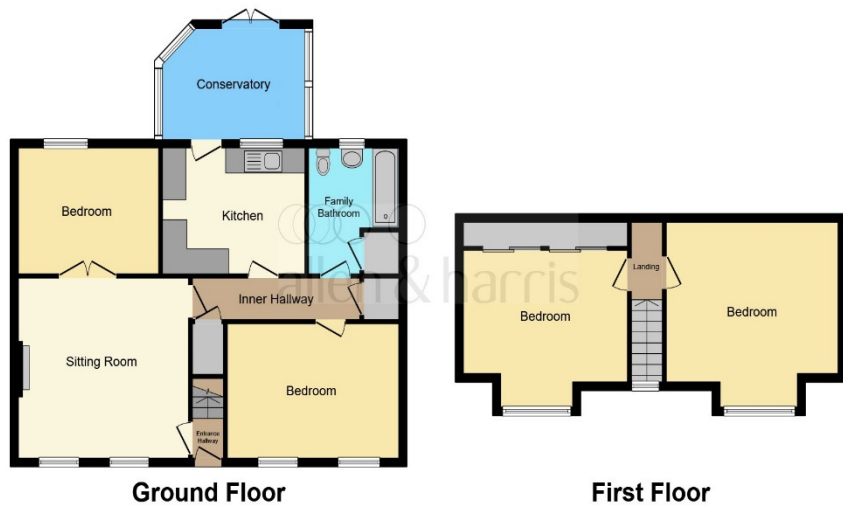
**Borestone Place, Stirling, FK7 0PP**



welcome to

## Borestone Place, Stirling

**\*\* FIXED PRICE OF £265,000 - £5,000 BELOW HOME REPORT VALUE \*\*** This beautiful home, which dates back circa 1900, is 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.



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



**\*\* FIXED PRICE OF £265,000 - £5,000 BELOW HOME REPORT VALUE \*\*** Coopers Cottage is nestled between two other period homes, within Borestone Place which is a short quaint street & outside the gate at the front of the house the original cobbles have been retained & is approx. 0.17 miles / 4 minutes' walk (as per google maps) to the entrance to the Battle of Bannockburn battle site & The Robert the Bruce Statue. Here there are 360-degree views of the countryside & city of Stirling for miles. This is the perfect place to explore the many walking trails during the day & view the Northern lights & the castle lit up in the evening, often accompanied by a lone piper. This sought-after locale, close to the historic city of Stirling offers many excellent local shopping facilities, bars & restaurants. This social hub is interspersed with a variety of boutiques, antique & thrift stores & ancient attractions such as The Old Town Jail, theatres & Stirling Castle. retail stores. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station). Stirling is also home to a Vue cinema, arcade, 10 pin bowling, and The PEAK leisure centre with a swimming pool, climbing wall and gym facilities.

Within the city centre is the Thistle Shopping Mall where you will find a plethora of retail stores. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station). Within the city there are many tennis, bridge, lawn bowling clubs & it is perfect for cyclists & drivers alike as drivers having parking access in & outside the town centre. Primary & Secondary schooling is available nearby, whilst there is an excellent bus service to Stirling University.

The property is set over 2 levels & consists of an Entrance Hallway with staircase leading to the upper level which is comprised of 2 large double bedrooms. Downstairs to the left of the staircase is the well-proportioned lounge with marble feature fireplace & living flame gas fire. Two large windows to the front aspect, allow a wealth of natural light to flood into this room. Conveniently situated off this is the former dining room which is currently being used as a bedroom with window to the rear. Next, also from the lounge is a door to the inner hallway, leading to the remaining rooms. The modern fitted kitchen provides space, convenience & ample storage. The brand-new washing machine & cooker will remain & a freestanding large American style double fridge freezer will be installed. Ideally located off the Kitchen, is the spacious Conservatory currently used as an art studio. This leads onto the patio the ideal place for alfresco dining or to purely to watch the birds and enjoy the attractive rear garden.

Retracing our steps back to the inner hallway, we find access to a further downstairs large double bedroom with windows to the front & to complete the accommodation is the sumptuous bathroom comprising of a bath with over shower, WC & wash hand basin. There is a good range of in-built storage space to be found throughout the home.

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 with seating area, leading through to an additional lawned garden, with established shrubs & borders; one large shed, small shed & large area to store bikes & additional paved area adjacent to the fruit trees which are perfect to attach your hammock in the summertime, a delightful place in which to relax & unwind. Viewing is essential to truly appreciate all that this secluded & truly charming property has to offer.



***check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)***



## 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

- **\*\* FIXED PRICE OF £265,000 - £5,000 BELOW HOME REPORT VALUE \*\*** Impressive family home
- Flexible & versatile living accommodation
- 4 Bedrooms
- Sitting Room, Conservatory & Kitchen
- Ground floor Family Bathroom

Tenure: Freehold EPC Rating: D

fixed price

**£265,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)



Property Ref:  
STI110320 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01786 445011**



[Stirling@allenandharris.co.uk](mailto:Stirling@allenandharris.co.uk)



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



[allenandharris.co.uk](http://allenandharris.co.uk)