

1 ROYAL GARDENS
& 42 ALBERT PLACE
Stirling

Knight Frank are proud to present a **unique collection of homes** within one of the most prominent and impressive buildings in Stirling's King's Park.

1 Royal Gardens and 42 Albert Place presents a bespoke opportunity for a wide and varied buyer demographic to purchase a piece of history within a truly breathtaking setting in the heart of Stirling. Each property is very generously proportioned and enjoys its own dedicated private outside garden space. This landmark building offers an incredible collection of homes within a historic setting at the foot of the 500 year old Stirling Castle.

In recent years, the conversion of Royal Gardens and Albert Place has been designed to blend old with new and demonstrate the sensitive treatment of a Grade B listed building. Most of the apartments enjoy spectacular views to Stirling Castle and across the King's Knot to the rolling hills of the Loch Lomond and The Trossachs National Park. The King's Knot is the grounds of the ancient King's Park which has been in the ownership of The Crown since the 1100's. The King's Park is therefore an area of great historical significance. It is Scotland's earliest recorded Royal Park and Scotland's last former Royal Park still owned by the Crown.

Accommodation

1 Royal Gardens

Six bedrooms | Five bathrooms | Three reception rooms | Garage
Double driveway | Private garden

1A Royal Gardens

Five bedrooms | Three bathrooms | Two reception rooms | Patio
Garden area

1B Royal Gardens

Two bedrooms | Two bathrooms | One reception room | Private
walled garden

42 Albert Place

Four double bedrooms | Three bathrooms | Three reception rooms
Private front garden

42A Albert Place

One double bedroom | Two bathrooms | One reception room
Private front garden

Garage on Albert Place Lane - Available by separate negotiation





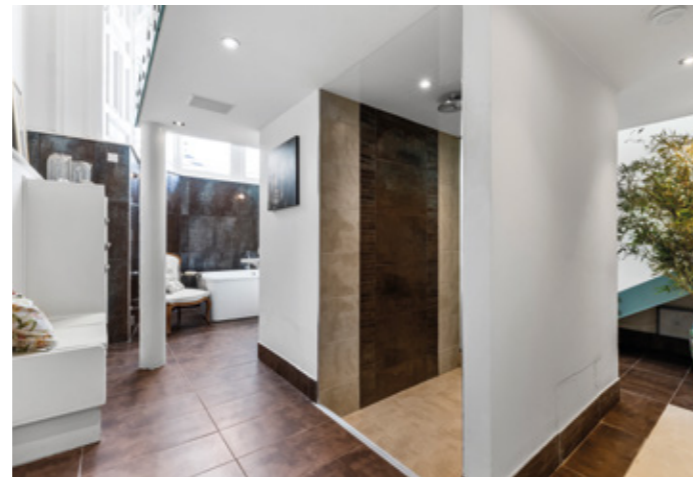
Location

Kings Park in Stirling, Scotland, is a historic and scenic area that offers a blend of natural beauty and cultural significance. Located near the iconic Stirling Castle, King's Park was originally a royal hunting ground in the medieval period, providing a vast expanse of woodland for the Scottish monarchy.

The park is characterized by its lush green spaces, mature trees, and panoramic views of Stirling Castle, the Wallace Monument, and the surrounding countryside, including the Ochil Hills. This creates a stunning natural backdrop that attracts both locals and visitors for leisurely walks, picnics, and recreation. Schooling is available nearby at both primary and secondary level with Stirling High School and Allan's Primary School in the catchment and by independent schools, with Fairview International and Dollar Academy in the area. The M9 and M80 motorways are close by allowing easy access to the central belt. The international airports of Glasgow and Edinburgh are within easy reach by road and the main line railway station in Stirling City Centre is only 10 minutes' walk away from Royal Gardens. The area also benefits from its proximity to Stirling University, which offers many sporting facilities available to the public. In addition to the many local sports clubs, Stirling Golf Club is on the doorstep.



The internal layout includes a shared lobby, reception hall, an impressive bay-windowed lounge/dining room, snooker room, WC, kitchen, TV room, and six bedrooms, five of which feature en suites. It showcases a variety of original elements, such as deep skirtings, original doors, traditional sash and case windows, and intricate cornicing. The property also boasts a unique principal bedroom with a sunken en suite, blending charming traditional features with modern comfort.



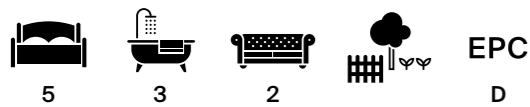
At the front of the property, there is a driveway along with additional on-street parking available if needed. The rear features a private garden with raised timber decking, a hot tub, an outdoor shower, a lawn area, and a slabbed patio. Additionally, there is a low-maintenance private garden that includes a drying area for the potential annexe.





1A Royal Gardens

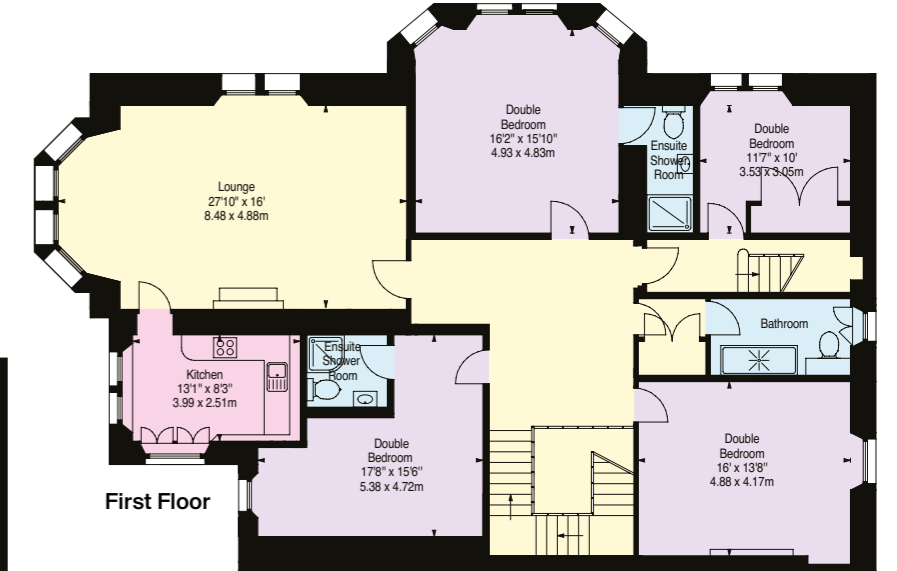
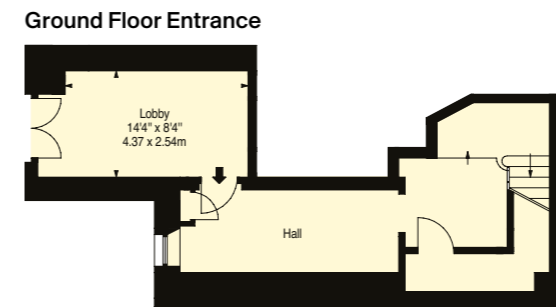
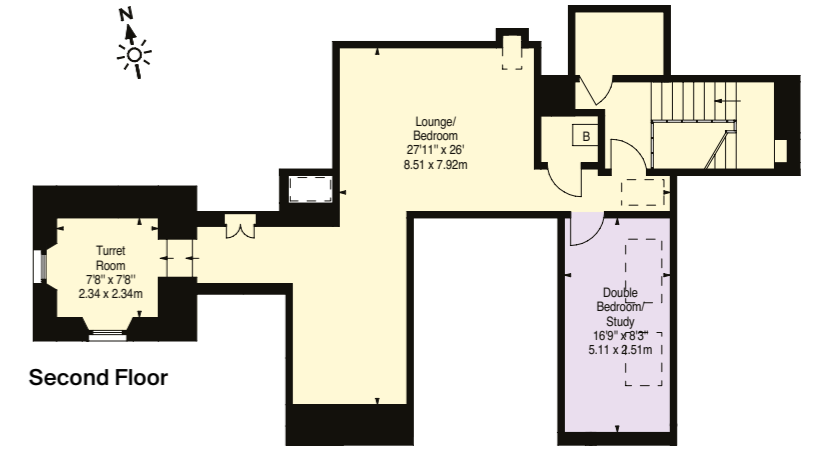
A spacious lounge, integrated kitchen, four double bedrooms, two en suite bathrooms and a family bathroom are all positioned at first floor level. The attic space is bright, well ventilated and could be used in a variety of ways. There is also planning consent for what would be a unique roof terrace off the main living space which can be explored by any future buyer. 1A is an impressive Victorian upper conversion, beautifully situated in the highly desirable King's Park conservation area of Stirling, offering picturesque views of the King's Knot and Stirling Castle. The property seamlessly combines a wealth of traditional period features with modern contemporary fixtures and fittings to create an excellent family home.



Approximate Gross Internal Floor Area 3134 Sq Ft - 291.15 Sq M

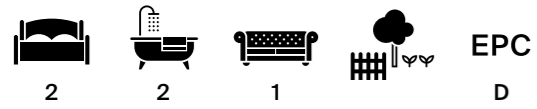
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



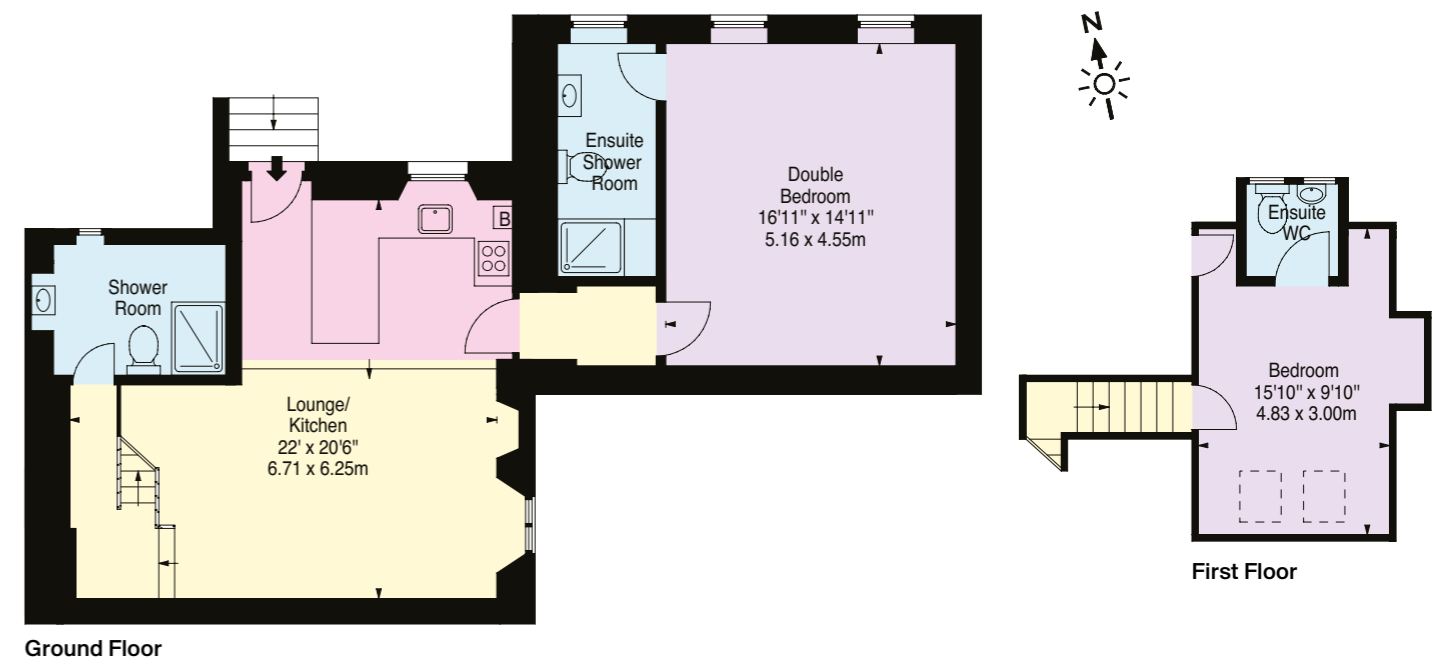
1B Royal Gardens

1B Royal Gardens is a neat, modern two bedroom apartment arranged over two floors which is perfectly suited to a couple, small family or single independent. The property is in turnkey condition and the internal makeup consists of two double bedrooms both of which have en suite bathrooms, an open plan kitchen/living/dining area offering the perfect space to both entertain and relax and additional bathroom. Mature walled garden.



Approximate Gross Internal Floor Area
1053 Sq Ft - 97.82 Sq M

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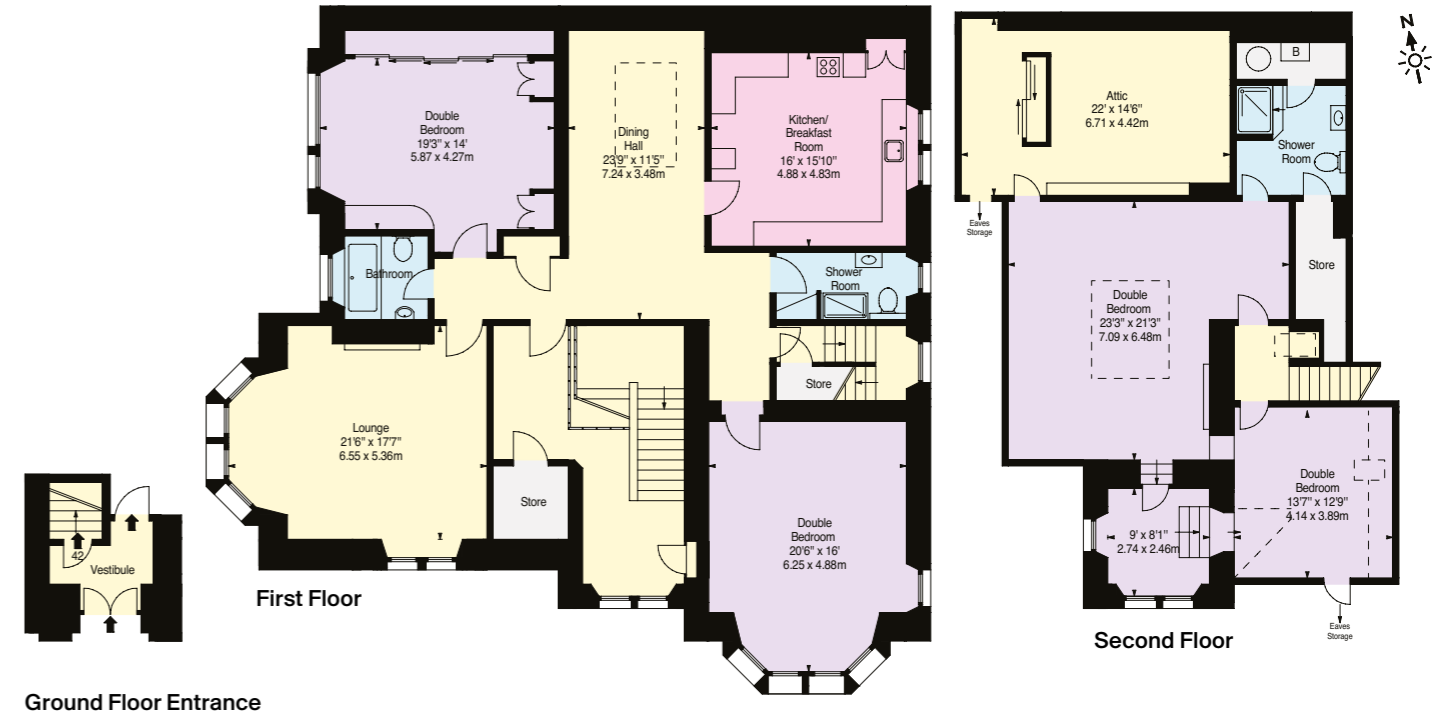




Approximate Gross Internal Floor Area
3549 Sq Ft - 329.70 Sq M

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



42 Albert Place

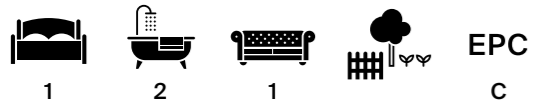
42 Albert Place is a generously sized upper conversion, spread across two levels with its own main door access, offering scenic views of the King's Knot and Stirling Castle. The property retains numerous traditional features and presents an excellent opportunity for modernisation.

The internal layout includes: a shared vestibule, a staircase leading to the first floor with a spacious landing including an Italianate cupola and dining area, a bay-windowed lounge, kitchen, two double bedrooms, a family bathroom, WC, and a rear hall with stairs to the upper level. The top floor features a landing, an additional bedroom, a large versatile bedroom with en suite and a sizeable cupboard, along with a turret room providing panoramic views towards Stirling. The property showcases original elements such as deep skirtings, original doors, traditional sash and case windows, and decorative cornicing. This property benefits from private front garden.



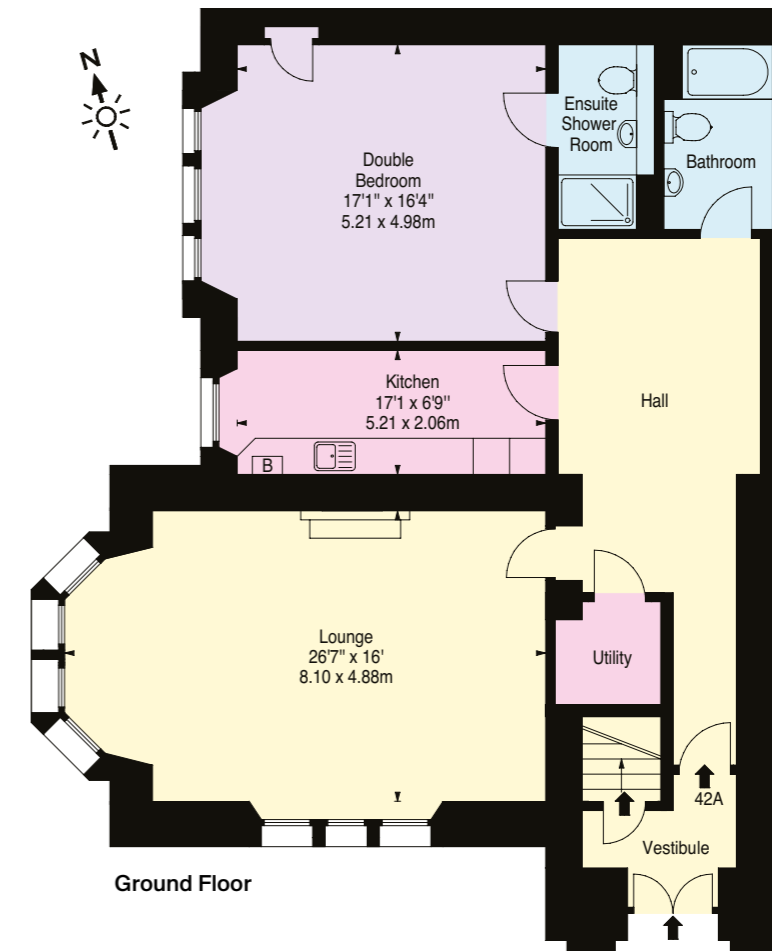
42A Albert Place

42A Albert Place is a spacious one-bedroom lower conversion which boasts a wealth of traditional characteristics while offering the comforts of modern living. The internal layout includes a shared vestibule, reception hall, lounge/dining area, kitchen, a double bedroom with en suite, and a separate bathroom.



Approximate Gross Internal Floor Area 1301 Sq Ft - 120.86 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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