



PROPERTY
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Laburnum Grove
Stirling
FK8 2PR

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Offers Over £358,000

Property Bureau are delighted to bring to the market this impressive 4 bedroom detached villa. Set within a peaceful cul de sac of a sought after and rarely available location with excellent potential for modernisation and further development.

Torbrex is renowned for its residential charm, with convenient access to Stirling's City Centre and its wide 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.



Home Report Valuation
£360,000

Council Tax Band F

EPC Rating D



This rarely available detached villa is situated within a popular residential area and holds a preferred cul-de-sac position. The property is internally in need of modernisation and up-grading, however offers great potential to be a lovely family home.

The accommodation is set over two levels. The ground floor provides welcoming entrance hallway, expansive dining hallway, well proportioned front facing lounge, compact shower room, double bedroom, study/bedroom 4 and spacious kitchen with an array of floor and wall units. The upper level offers two further double bedrooms and family bathroom. Excellent levels of storage throughout the home including extensive eaves storage.



The home does require modernisation but offers generous accommodation with gas central heating and double glazing.

To the front of the home are attractive lawned gardens with shrub borders. A large driveway provides off street parking and in turn access to the detached single garage and parking bay. The rear more private garden is beautifully landscaped with lawn and well stocked borders. Substantial timber fencing encloses the garden.



Vendor Comments

The home has been great for the family with excellent neighbours and fantastic location.

11, Laburnum Grove, Torbrex, FK8 2PR



All measurements are approximate and for display purposes only

Location

The property is located within the catchment area and walking distance of excellent schools, including St Ninians Primary and Stirling High. Easy motorway access connects you to Glasgow, Edinburgh, and Perth. Stirling's vibrant cultural scene, along with its proximity to scenic countryside, including the Trossachs and Loch Lomond National Park.





www.propertybureau.co.uk

Glasgow **Stirling** Helensburgh Lanarkshire

74 Port Street, Stirling, Stirlingshire, FK8 2LP

enquiries@propertybureau.co.uk
01786 464449

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