



King Street  
Stirling FK8 1DN

Suite 5/263 Overland Suites Main Street, Larbert,  
Falkirk, Stirlingshire, FK5 4UP



Located in one of Scotland's most desirable and well-connected cities, Stirling combines the charm of a historic setting with the convenience of modern living. Known as the "Gateway to the Highlands," Stirling is home to a wealth of cultural landmarks including Stirling Castle, the Wallace Monument, and the Battle of Bannockburn Visitor Centre. The city boasts excellent transport links, with a mainline railway station offering regular services to Glasgow, Edinburgh, and beyond, as well as easy access to the M9 and M80 motorways. EPR: C

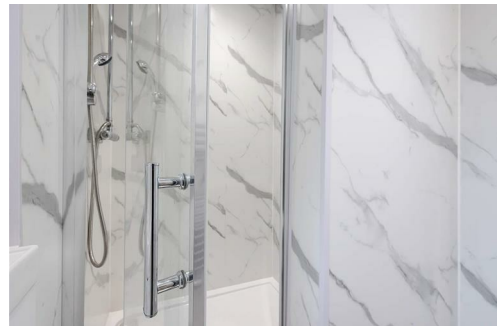
Stirling also offers a vibrant city centre with a wide selection of shops, cafes, restaurants, and leisure facilities, as well as highly regarded schools and Stirling University, making it popular with families, professionals, students, and retirees alike.

One of the features of this property, is you have your own private entrance. This property is not located within a stairwell, which you would find that most of flats within this historical town, are. The development was initially "The Spirual Church" which has been re-developed into three main door properties. You do not have a garden as such but there is an area just outside your front door, where you could sit and relax.

Now let us have a look at what is on offer.

When entering, you are greeted by your own stunning entrance hallway featuring an ornate staircase, which sets the tone for the character and charm that this flat exudes. Access to the property is on the upper floor. The security entry system provides peace of mind, ensuring a safe and secure living environment. The flat is in a quiet area, slightly set back from the bustling main shopping district, allowing for a tranquil retreat while still being close to local amenities.

The flat comprises of a well-proportioned reception room, ideal for relaxation or entertaining guests. The modern kitchen is open plan to the lounge and will come complete with all the appliances.





The bedroom, whilst not huge, is thoughtfully designed with ample storage and hanging space, making it both practical and comfortable. The shower room is stunning and is finished with marble effect tiles and a modern vanity unit, adding a touch of sophistication.

This property is perfect for individuals or couples seeking a stylish and convenient living space in a historic setting. Perhaps you just want a base within Stirling, which you can lock up and go. You walk straight into the cafes, bars, and amazing restaurants. For students that attend Stirling Uni, and do not want to stay within the halls, this property is an ideal base and not to mention, the growth in value, so would be a great purchase for a long-term investment vehicle.

Parking would be provided by on street parking and a permit would be required, however if you prefer to cycle, there is an additional storage area, that you would be able to safely store your bike.

In summary, this delightful flat on King Street is an excellent opportunity for those looking to embrace the charm of Stirling while enjoying modern living. Do not miss the chance to make this lovely property your new home.



Items included within the sale are:

All Flooring  
Tall free standing Fridge Freezer  
Free standing Washing Machine  
Single electric Oven  
Four burner Hob  
Security entry system

**lounge Open plan to kitchen:**  
12'5" x 11'8"

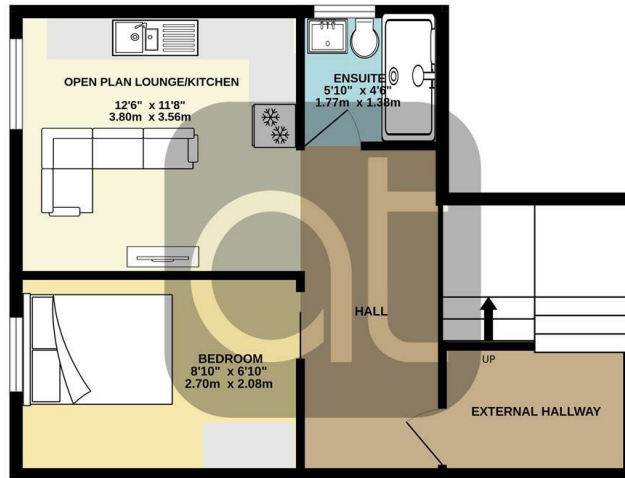
**Shower Room;**  
5'9" x 4'6"

**Bedroom;**  
6'9" x 8'9"

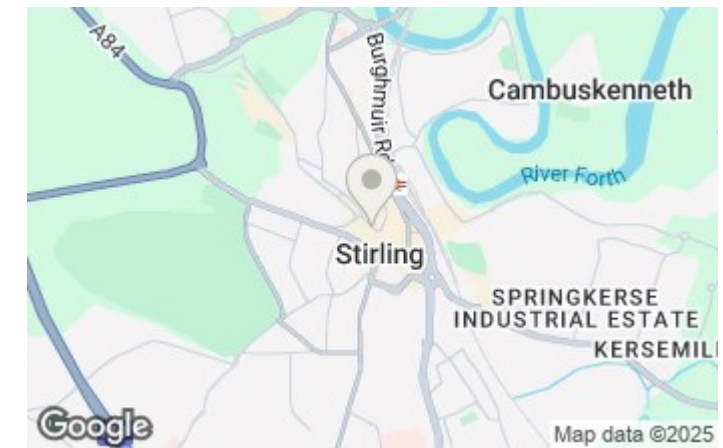


- Set within the historical town of Stirling, within a few minutes walk of Stirling Castle
- Stunning entrance hallway with an ornate staircase
- Quite location which is set back off the main shopping area
- Open plan lounge come kitchen
- Kitchen will come complete with all appliances
- Stunning marble effect tiling shower room
- Vanity units to shower room
- Bedroom complete with storage/ hanging area
- Security entry system
- Council Tax band: A

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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Estate Agents  
**alexander taylor**  
The Property Boutique

Suite 5/263 Overland Suites Main Street, Larbert,  
Falkirk, Stirlingshire, FK5 4UP

info@alexander-taylor.co.uk  
https://www.alexander-taylor.co.uk