



**1 ALBERT PLACE**  
*Stirling, FK8 2QL*







## 1 ALBERT PLACE

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**A charming and spacious Victorian Villa with integral annex which offers generously proportioned living accommodation, situated on an attractive residential street in the heart of the historic city of Stirling.**

**Within easy commuting distance of Edinburgh and Glasgow and a few minutes walk of the Shops.**

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### Summary of Accommodation:

**Ground Floor:** Entrance Porch, Entrance Hall, Living Room, Dining Kitchen, Utility Room, Dining Room, Family Room, Annex with open plan Lounge/Kitchen and Bathroom. WC.

**First Floor:** Principal Bedroom with en-suite Shower Room, Double Bedroom 1, Double Bedroom 2, Double Bedroom 3 with en-suite Shower Room, Shower Room.

**Exterior:** Landscaped front garden of notable colour and diversity. Private south facing garden with substantial patio area.

Private driveway. Garage.

Greenhouse. Garden Shed.









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## Situation

1 Albert Place is situated in a central location in the historic city of Stirling and is located within easy walking distance of all of Stirling's amenities. The house is within 10 minutes of both the bus and train station.

1 Albert Place is ideally placed for the Thistles shopping centre, a selection of local shops, leisure clubs, recreational facilities and restaurants. The Kings Park and golf course are within easy walking distance and Stirling University is approximately 3 miles from the property. Further retail and leisure facilities are available in nearby Bridge of Allan and Dunblane.

There are several nursery and primary schools in Stirling and Stirling High School has an excellent reputation. There is also a wide choice of private schooling within daily travelling distance, such as Fairview International in Bridge of Allan, Dollar Academy, Morrisons in Crieff as well as Strathallan and Kilgraston Schools by Perth.

The excellent road communications via the M9 and A9 are enhanced by regular train services from Stirling railway station to both Edinburgh and Glasgow as well as north eastwards to Perth, Dundee and further afield. Edinburgh and Glasgow city centres can be reached in under an hour out with peak hours as can Edinburgh and Glasgow Airports.

## General Description

1 Albert Place is a bright and spacious stone-built link detached house that has been upgraded over the passage of time to provide comfortable and well-presented modern living in a pleasant urban setting. The property has generous well-proportioned accommodation that offers flexibility of use and a highly specified interior.

Located off Albert Place, the house is accessed via a gated entrance, framed by stone pillars. Adjacent to the house is a private driveway that provides private off-street parking and gives access to the integral garage with electric double doors. Stone steps provide access to the main entrance; a solid timber door with glass panel above and external lantern light opens to the Entrance Porch with ornamental tiled floor. An etched glass paneled door framed by glass panels opens into the Entrance Hall which is a welcoming space.





Off the Entrance Hall, a door opens into the Living Room which is sumptuously proportioned. This is an exceptional reception room with ornate ceiling rose and decorative corning. The room benefits from decorative wall lights and a pressed cupboard with mirror. The feature gas fire with limestone surround provides a heartening focal point. Glazed double doors provide access to the Dining Kitchen which is the heart of the house. The kitchen has been fitted with a generous array of kitchen units providing ample storage with granite worksurfaces. The units incorporate a Neff 5 ring induction hob with extractor fan above. NEFF oven, with microwave above and warming drawer below, integrated dishwasher, Bosch washing machine and sink with Quaker style hot tap and draining area. The kitchen benefits from a skylight and feature wall mounted radiator. A door provides access to the Utility Room with shelving and glazed window. A part glazed door opens to the rear garden. Off the kitchen and door provides access to the integral Garage with electric light and power. Adjoining is the Dining area with granite worksurfaces and storage units with integrated Belfast sink. A large, glazed window provides a charming outlook over the rear garden. The dining area benefits from ceiling spotlights and a wall mounted radiator.

The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living, in addition to the Dining Room which is ideal for entertaining larger parties when occasion demands.

Crossing the Entrance Hall is the Dining Room which lends itself to opulent formal entertaining and is exceptionally well proportioned. The Dining Room is a handsome formal reception space with decorative ceiling corning and a large, glazed window. A door opens to the integral Annex.

Adjacent is the Family Room with wall mounted drinks cabinet and a large, glazed window provides an attractive outlook over the rear garden. A door provides access to the Annex with open plan living accommodation and Bathroom. The kitchen area has ample worksurfaces and kitchen units providing ample storage. The units incorporate an oven and grill and stainless-steel sink with drainer. A part glazed door provides access to the rear of the house. The Living area is flooded with natural light via the sun tubes. A door opens to the bathroom with walk-in shower cabinet, WC, wash hand basin with glass shelf and vanity mirror above, bath unit with separate handheld shower attachment, two wall mounted towel rails and ceiling spotlights. Completing the Ground Floor accommodation is the WC with coat hooks.

The ground floor accommodation is ideal for entertaining with 3 flexible reception rooms alongside the large Dining Kitchen and the Annex.

An impressive staircase with mahogany handrail and ornate iron balusters rises to the spacious First Floor giving access to the Bedroom accommodation and the Shower Room. Natural light emanates from the large, glazed window. Accessed off the landing is the Principal Bedroom with en-suite Shower Room. The bedroom is generously proportioned with sash window. The adjoining Shower Room with skylight has a walk-in shower cabinet, WC, wash hand basin with vanity mirror and light above and wall mounted towel rail. Adjacent is Double Bedroom 1 with ample integrated wardrobes and a walk-in storage cupboard. A sash window provides a lovely outlook over the rear garden. Across the landing is Double Bedroom 2 with ample integrated wardrobes and sash window with window seat below. Neighboring is Double Bedroom 3 with en-suite Shower Room. The Bedroom is well proportioned with a sash window. The Shower Room with ceiling spotlights has a walk-in shower cabinet, WC, wash hand basin with vanity mirror and light above and a towel rail.





Completing the First Floor accommodation is the Linen cupboard and the Shower Room with skylight, walk-in shower cabinet, WC, wash hand basin, storage cupboard with shelving and two wall mounted towel rails. The loft space can be accessed off the landing, via a hatch door.

The property has a number of delightful features including decorative cornicing, ceiling rose, large windows and ornate tiled floor. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

### GARDEN

1 Albert Place stands within a plot befitting of its stature, which frames the house with an impressive frontage from Albert Place. There is an attractive landscaped garden at the front of the house which is well stocked with flowers and plants, which provide year-round colour and interest.

There is a private south facing garden to the rear of the house which has been professionally landscaped and is bounded by a stone wall. Sheltered by mature trees and established herbaceous borders, it is something of a protected haven providing a sense of privacy and seclusion.

The garden is predominantly paved and offers various areas for seating to capture the sun throughout the day. A substantial patio area provides an ideal entertaining space in the warmer months. The garden benefits from ornamental trees and raised beds. There is a Greenhouse and a timber garden shed that provides useful storage space for garden machinery.

There is an integral garage with electric light and power. The garage has electric double doors and there is wiring fitted for connection to an electric switch for an electric car.









## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK8 2QL.

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Classifications

Council Tax - Band G

EPC Rating - Band D

### Tenure

Freehold

### Designations

1 Albert Place is category B Listed. Reference: LB41168. The house sits within a Conservation area.

### Services

Mains electricity, water, gas and drainage.

### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

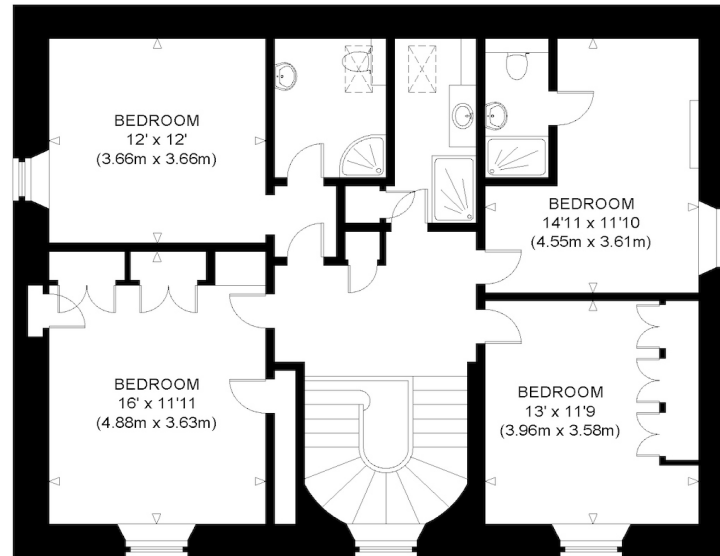
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

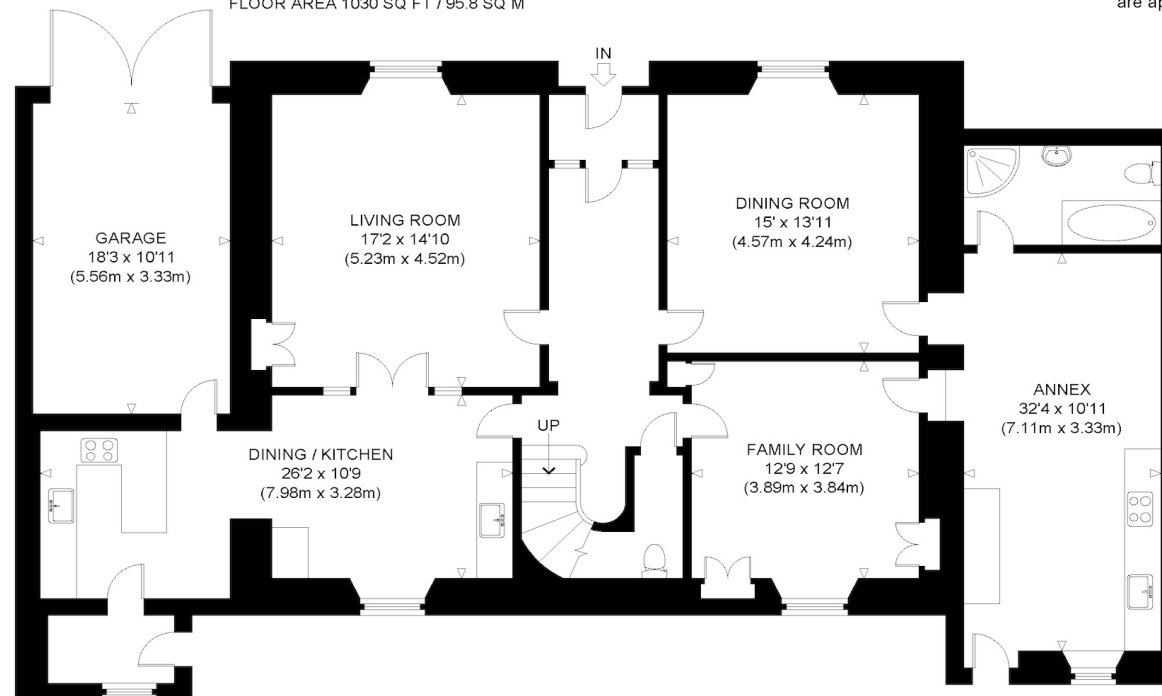






FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1030 SQ FT / 95.8 SQ M

ALBERT PLACE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2874 SQ FT / 267.3 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1844 SQ FT / 171.5 SQ M

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
 Edinburgh  
 EH3 6DH







### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







ALBERT PLACE

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

**RETTIE**

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