



7 PARK AVENUE
Stirling, FK8 2QR





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A charming and spacious maisonette forming one of two apartments converted from the original Italianate Villa.

7 Park Avenue provides characterful and generously proportioned living accommodation with fine period features, situated on an attractive residential street in the highly regarded Kings Park area in the heart of the historic city of Stirling.

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Dining Hall, Family Room, Dining Kitchen, Drawing Room, Double Bedroom 1, Double Bedroom 2, Bedroom 3/Study, Bathroom, Utility Room, Pantry.

First Floor: Principal Bedroom, Double Bedroom 5, WC

Two Basement Rooms with electric light and power providing useful storage space.

Exterior: Established mature garden of lawns, shrubs and borders with notable colour and diversity. Patio terrace. Garden Shed.

Private driveway providing ample car parking.



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Situation

7 Park Avenue sits among the tree-lined Park Avenue in the heart of Stirling's fashionable and highly sought after residential suburb of Kings Park, 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 a 10-minute walk of both the bus and train station.

7 Park Avenue is within 5 minutes' walk of the Thistles shopping centre including Marks & Spencer, and a wide range of local shops and corporate retail stores. Waitrose supermarket is a short walk away along with recreational facilities and restaurants. The Kings Park and golf course are within easy walking distance. The park provides play areas, sports, a café and good walks with excellent views over Stirling Castle, the Wallace Monument and Ochil Hills.

Stirling University is approximately 3 miles from the property. GP medical practices and the Minor Injuries centre are situated close by at Livlands.

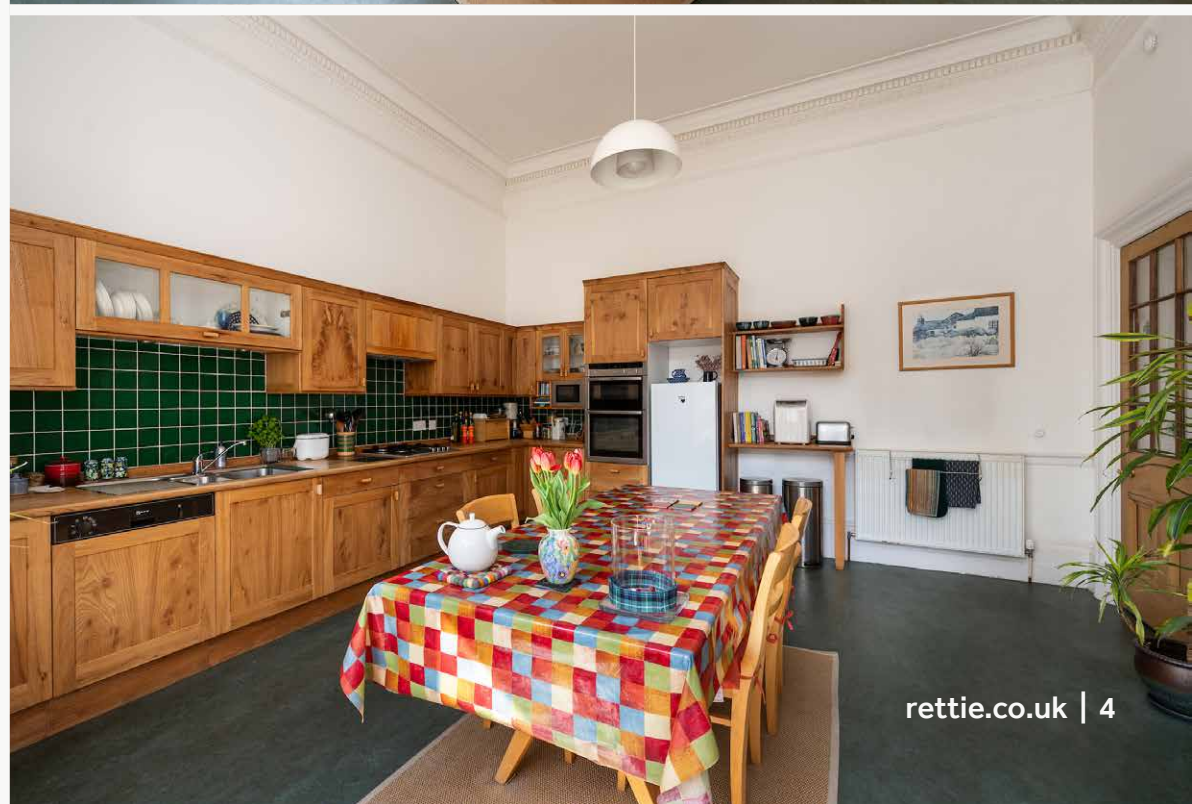
There are several nursery and primary schools in Stirling and Stirling High School has an excellent reputation. There is also a wide choice of private schooling within daily travelling distance, such as Fairview International in Bridge of Allan, Dollar Academy, Morrisons in Crieff and Strathallan in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

7 Park Avenue is a bright and spacious stone-built Villa which was originally built for the Drummond family in 1859. The ground and upper floor conversion has been diligently 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 Park Avenue, No.7 is accessed via an entrance, framed by stone pillars. The property is arranged over two floors accessed through the main original door marked by an impressive sandstone portico and family herald plaque. A large L shaped garden and private driveway provides ample car parking, making this property an excellent family home.



Accessed via a south facing patio terrace, stone steps provide access to the main entrance; a solid original storm door opening into a large Entrance Vestibule with a sashed picture window with working shutters, and original corning. An inner part glazed door framed by glass panels opens into the welcoming Dining Hall which is lavishly proportioned with original 19th Century tiled floor and original corning.

Off the Dining Hall, a door opens into the Family Room which is generously proportioned. The room benefits from a dual aspect and both windows have working shutters. The traditional fireplace with timber mantle provides a heartening focal point. Across the Dining Hall is the Dining Kitchen, which is the heart of the house. The kitchen is flooded with natural light via the large south facing bay window, providing a charming outlook over the front garden. The kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The kitchen unit doors, worktops and shelving are made of elm wood crafted by a skilled artisan carpenter from a single elm tree. The units incorporate a NEFF oven and grill. Gas hob with extractor fan above, NEFF dishwasher and Bosch microwave. 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, as well as the formal Dining Hall which is ideal for entertaining larger parties when occasion demands.

Accessed off the Dining Hall is the Drawing Room which is an exceptional reception room with dual aspect and fine cornice detailing. Natural light emanates from the large bay window which provides a wonderful outlook over the garden grounds and cityscape beyond. A notable feature is the traditional fireplace with stone hearth. A door opens to the rear corridor giving access to the Bathroom and Bedroom accommodation.

The family Bathroom has a walk-in shower cabinet, bath unit, wash hand basin with vanity mirror above and WC. There is a heated wall mounted towel rail, separate towel rail and shelving unit. Along the corridor is Double Bedroom 1, which has twin timber astrical windows and built-in wardrobes. There is a separate storage cupboard with shelving. Neighbouring is Double Bedroom 2 with timber paneling, large window and ceiling spotlights. Opposite is Bedroom 3 with twin astrical windows which is currently utilised as a Study. There is a door with glass panels which provides access to the inner courtyard.

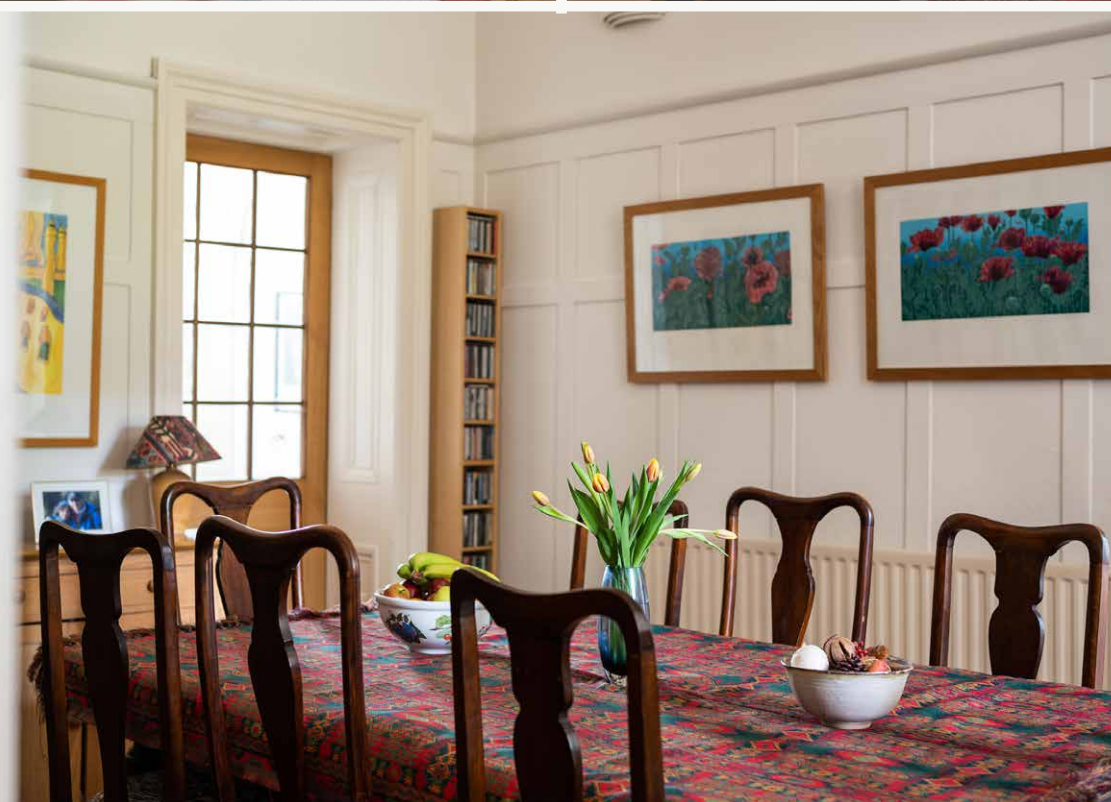
Completing the ground floor accommodation is a large storage cupboard, walk-in pantry with ample shelving and the Utility Room with worktop incorporating a stainless-steel sink with draining area, Bosch washing machine and a tumble dryer. There are wall and floor mounted storage cupboards and a shelf with hanging rail below.

Accessed off the hallway, stone steps lead down to two basement rooms with the main basement room acting as a Games Room large enough for full sized table tennis. In the second basement room there is ample space for storage including a large iron wine rack. The basement houses two large gas fired boilers and the hot water tank. The ground floor accommodation is ideal for entertaining with 3 flexible reception rooms alongside the large Dining Hall.

An impressive staircase rises to the First Floor giving access to further Bedroom accommodation and the WC. Accessed off the landing is the Principal Bedroom which is generously proportioned with a series of windows providing a fine outlook over the garden and wildlife pond. There are substantial built-in wardrobes and an original stone structure that provides a unique focal point. Opposite is Double Bedroom 5 with astrical windows. Adjacent is the WC with wash hand basin with vanity mirror and drop lights above, wall mounted storage cupboard and coat hooks. Completing the first floor accommodation is a spacious linen cupboard.







The property has a number of delightful features including decorative original cornicing, bay windows, working shutters and ornate tiled flooring. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

Garden

No. 7 stands within a plot befitting of its stature, which frames the house with an impressive frontage from Park Avenue. 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 laid to lawn, with evergreen shrubs and well stocked with shrubs and perennial planting that provides seasonal colour and interest.

There is a south facing patio terrace which is a sun trap and provides an ideal place for al-fresco dining in the warmer months. The garden offers various areas for seating to capture the sun throughout the day. The garden benefits from specimen trees, a kitchen parterre garden, food growing beds and a second sun terrace.

There is a timber garden shed that provides useful storage space for garden machinery.

GENERAL REMARKS AND INFORMATION

Note: The owner of 7A Park Avenue has a right of access across the bottom of the garden.

The inner courtyard is shared with No 8 Park Avenue although the only door access is through No. 7.

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 2QR.

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

7 Park Avenue is category C Listed. Reference: LB41380

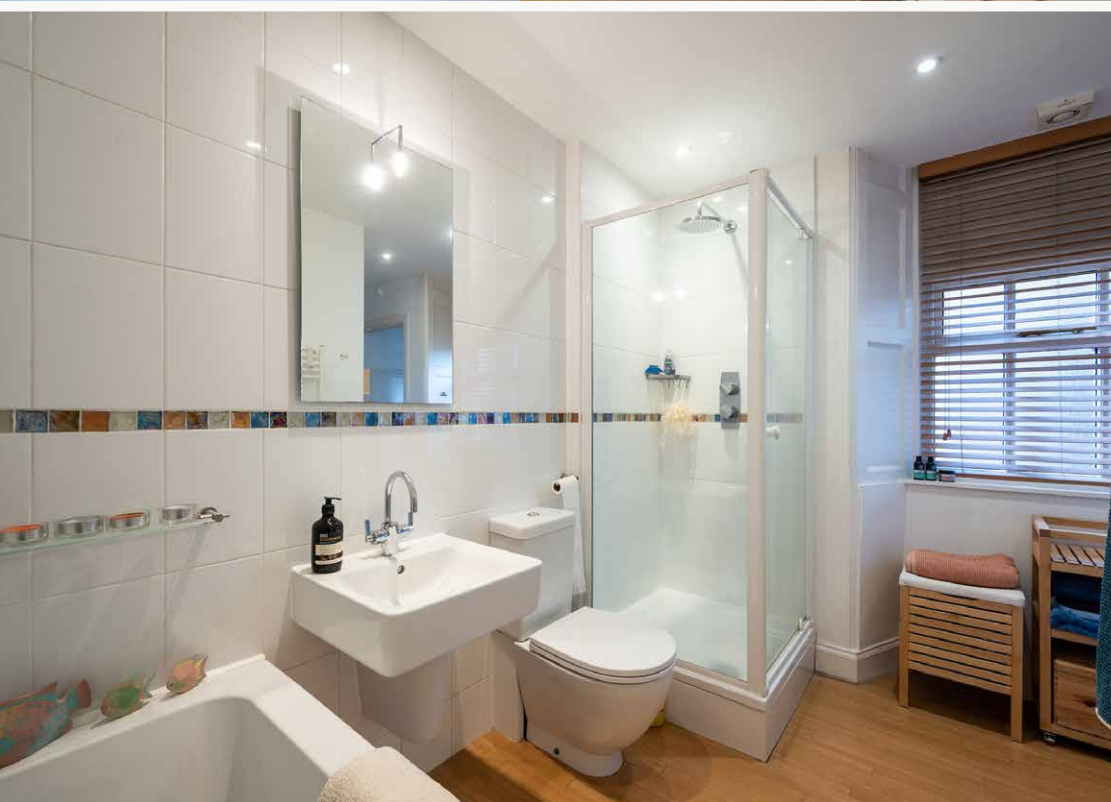
Services

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 as well as our affiliated websites at www.rightmove.co.uk, and 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.

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

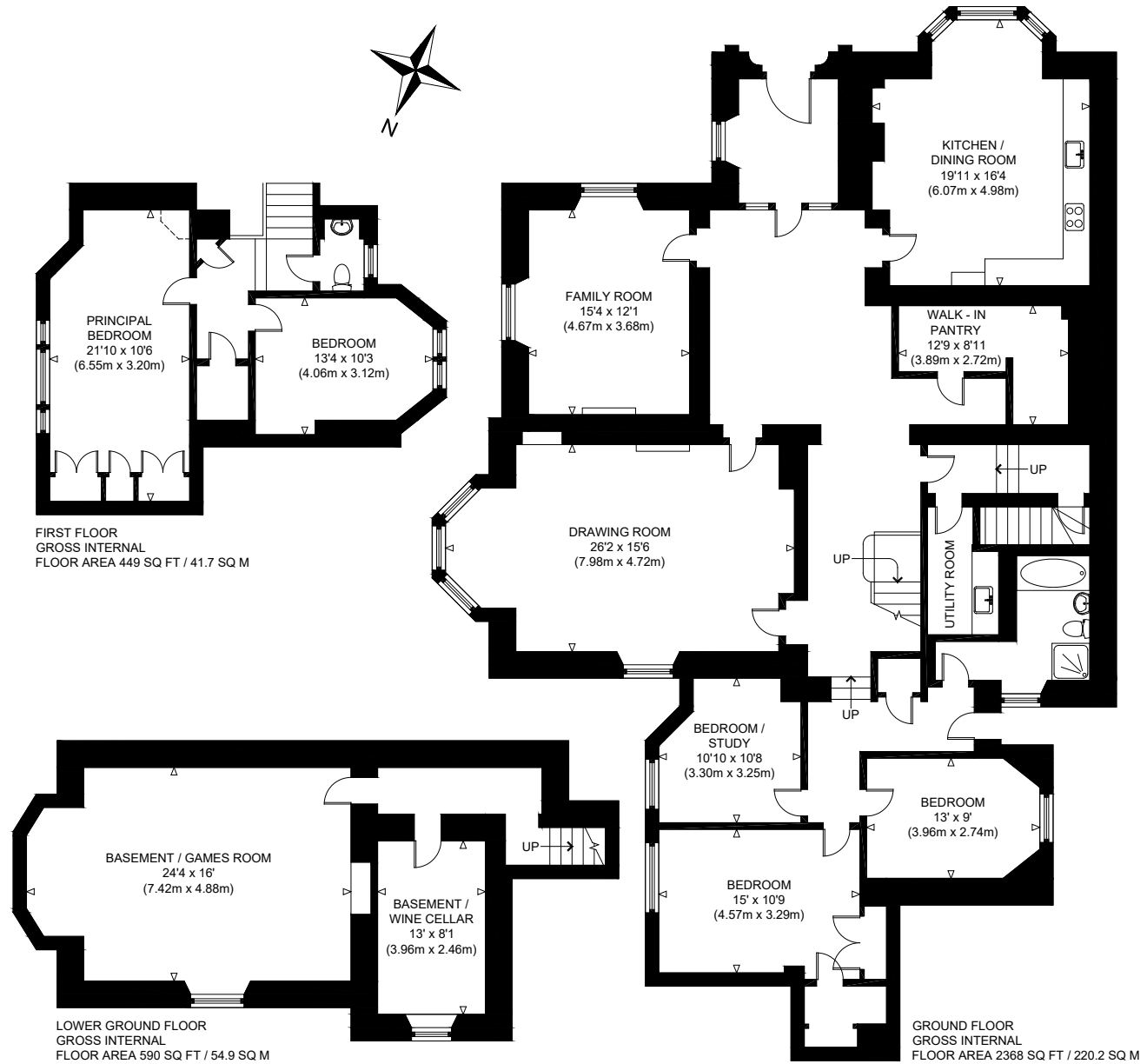

Rettie & Co give notice that:

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.

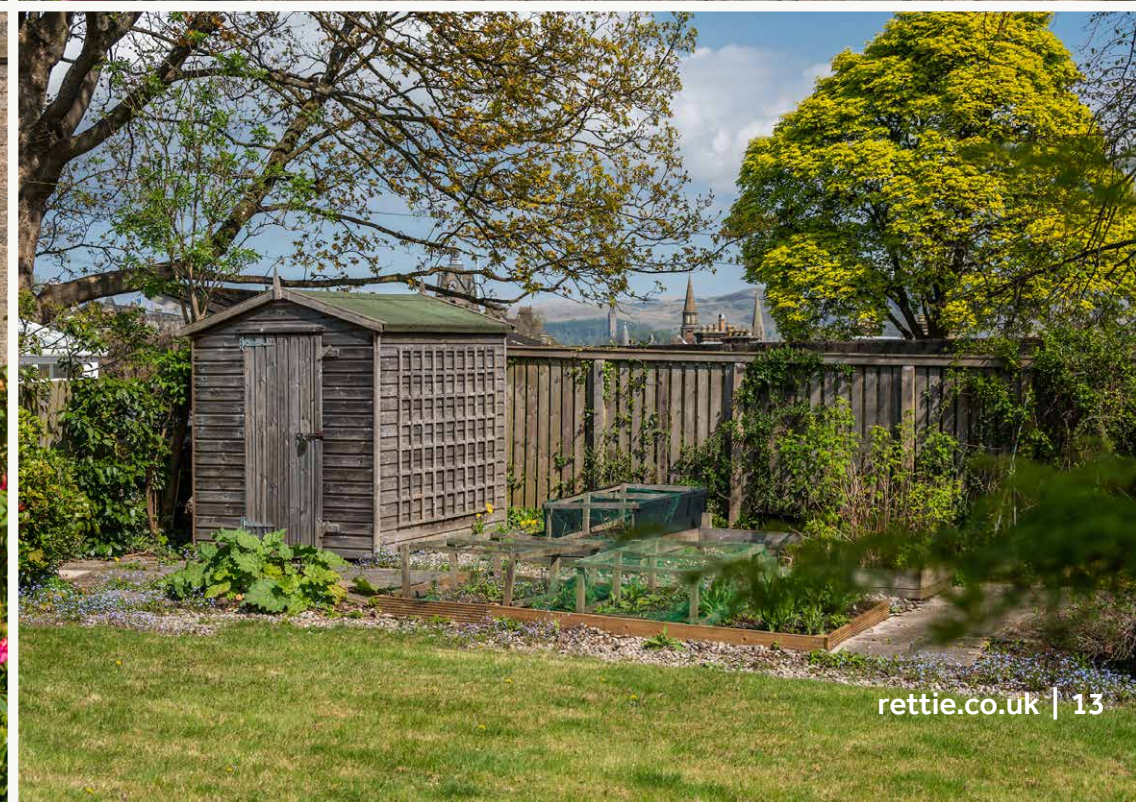



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Proof and Source of Funds/Anti Money Laundering

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.

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