

1 BURNSIDE

Kippen, Stirling, FK8 3EF

RETTIE



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A stylishly presented, semi-detached family home, rich with heritage character and charm, set apart by a design-led extension and a rarely-available position in the popular village of Kippen.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, open-plan Kitchen and Living/Dining Room, Utility Room, Bedroom 4 with en-suite Shower Room, Study/Bedroom 5, and Cloakroom with WC.

First Floor

Landing, Three Double Bedrooms, and a Family Bathroom.

Exterior

Front and rear gardens, including a pair of timber decked terraces, positioned to catch the sun at different times of the day, and a private gravelled driveway providing off-street car parking and turning space for multiple vehicles and an EV charging point.

Approximate Gross Internal Floor Area (GIA):
House - 166 sq m (1,789 sq ft).

Stirling City Centre 10 miles (15 km); Glasgow City Centre 40 miles (63 km); Edinburgh City Centre 48 miles (77 km).
All distances are approximate.







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Situation

1 Burnside enjoys a central position within the highly sought-after village of Kippen, within walking distance of all of the settlement's amenities. Surrounded by rolling Stirlingshire countryside and enjoying spectacular views across the Carse of Forth towards the peaks of the Trossachs, Kippen offers many of the advantages of country living, combined with a host of day-to-day services, including popular pubs, a café, a GP surgery, and a village shop.

The village is known to have an active community and there is a well-regarded primary school on main street, with Balfron High School providing secondary education, approximately 9 miles away. Independent schooling is also readily accessible, with the internationally acclaimed Dollar Academy in Clackmannanshire and Morrison's Academy in Crieff operating dedicated buses from Stirling.

The surrounding area offers excellent opportunities for walking, cycling, riding and fishing on the nearby River Teith, while Loch Lomond & The Trossachs National Park is within easy reach. The historic city of Stirling, approximately 10 miles away, provides extensive shopping, leisure facilities and mainline rail links to both Glasgow and Edinburgh. Excellent road connections place both Glasgow and Edinburgh airports within around an hour's drive, making 1 Burnside ideally positioned for those seeking an idyllic rural lifestyle without compromising on convenience

General Description

1 Burnside is a thoughtfully renovated, semi-detached interwar village house, wherein the character of traditional Scottish architectural vernacular has been married with modern conveniences and a light-filled, design-led extension, completed in 2017. From the residential street, the house is set beyond a neatly landscaped front garden, bounded by stone walls. The spacious frontage contains a spacious gravel driveway, a lawn, and a smart, paved pathway leading to the front door. The white-harled elevations of the house are set beneath a slate roof and accented by painted window margins and a handsome stone architrave surrounding the main door.

Internally, the original rooms have retained their period proportions and cottage character, including cornicing, ceiling roses and panelled doors, while the extension opens the house onto the rear garden and provides the sociable and relaxed open-plan reception space so coveted by contemporary households. The carefully curated interior has been decorated in harmony with the heritage of the home and with an eye for quality, featuring engineered oak flooring with underfloor heating, a woodburning stove, and timeless bathroom and kitchen fixtures. Notably, the extension has also appended a ground floor bedroom suite to the original footprint of the house, lending it towards multi-generational living, or home working.

Beyond the threshold, the front door opens into a handsomely proportioned hall, with a traditional timber staircase rising from a bullnose curtail step. A set of period double doors off the hall conceal a practical ground floor cloakroom with WC and wash basin.












CAFE LATTE
MACCHIATO
CAPPUCCINO
DOUBLE SHOT
FRAPPE MOCHA
IRISH COFFEE
FLAT WHITE
AMERICANO
LONG BLACK
RISTRETTO
CAFE MOCHA
MUGACCINO
ESPRESSO



The sitting room is a well-proportioned, principal public room, in which picture rails, a shelved alcove, and a wood-burning stove set below a natural timber mantel foster an inviting atmosphere. Across the hall, the study is a versatile second reception room, which can easily be imagined as a family room or double bedroom. It features a tiled period fireplace, with a deep shelved press beside the chimney breast, and windows to the front and rear.

The kitchen, reached from the hall through a glazed oak door, is where the original house meets the new. Handleless gloss cabinetry incorporates ergonomic culinary storage, a discrete fridge/freezer and a dishwasher, and a bank of tall units housing twin eye-level ovens (one a combination microwave/oven). An exposed brick wall within an alcove behind the induction hob and driftwood-grey style worktops add texture, enhanced by contemporary downlighting. The peninsula island, with a black composite sink, spring-neck mixer tap and built-in wine cooler, has a breakfast bar for sociable dining.

The living and dining room is where the extension comes into its own. The ceiling rises to the pitch of the roof, enhancing the impression of space, and is set with three rooflights fitted with blinds, while four-leaf bi-folding doors take up most of the garden wall and fold back onto a tiered timber deck. There is ample room for both a full dining suite and a generous lounge area beyond.

A sliding oak door opens to a utility room housing a sink, a washing machine, an additional fridge and freezer, and its own exterior door. The other leads to a ground-floor bedroom with an en-suite shower room with underfloor heating, which would suit guests, an older relative or a teenager wanting some independence, and makes single-level living possible if it is ever needed.

On the first floor, the staircase rises to a landing lit by a tall window over the stair, with space for occasional furniture or a long storage cupboard. The three bedrooms on this floor are all dual-aspect double rooms, each with their own individual character and charm. The largest has windows to the front and rear; the bedroom in the front gable looks out to the front and side and has a deep, double-doored wardrobe; and the third keeps its chimney breast, with a press beside it and a further built-in cupboard. Combed ceilings add to their character.

The family bathroom is a well-planned room, large enough for both a double-ended bath, set against a feature wall of wood-effect tiles, and a separate shower enclosure with a rainfall head and sliding glass door. Twin basins sit in a white vanity unit beneath an illuminated mirrored cabinet, and large-format grey floor tiles, underfloor heating, recessed downlights, a chrome heated towel rail and an oak door complete the room.

The house sits back from the road behind a traditional stone wall. A wrought-iron gate opens onto a herringbone-paved path, which leads past a small lawn to the front door, and a beech hedge softens the boundary. A generous, gravelled driveway provides private parking, a real asset in a traditional village, with access along the side of the house to the rear garden.













The rear garden has a genuine sense of seclusion, with established trees lying beyond the boundary. A tiered timber deck accessed off the extension provides the ideal space for alfresco living and entertaining, stepping down to a level lawn, enclosed by timber fencing, mature evergreen shrubs and hedging. A second decked terrace at the bottom of the garden, provides a seating area which catches the evening sun, and there is a garden store and timber raised beds to one side.

GENERAL REMARKS AND INFORMATION

Viewing
Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation
The property's postcode is FK8 3EF.

Fixtures and Fittings
Only items specifically mentioned in the sales particulars are included in the sale price, as well as all blinds and curtains.

Entry & Possession
Entry and vacant possession will be by mutual agreement and arrangement.

Services
Mains water, electricity, and sewerage. Private oil tank for oil-fired boiler providing central heating and hot water.

Council Tax Band
C

EPC Rating
D

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.

Offers
Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. 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.

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.





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 misstatement 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

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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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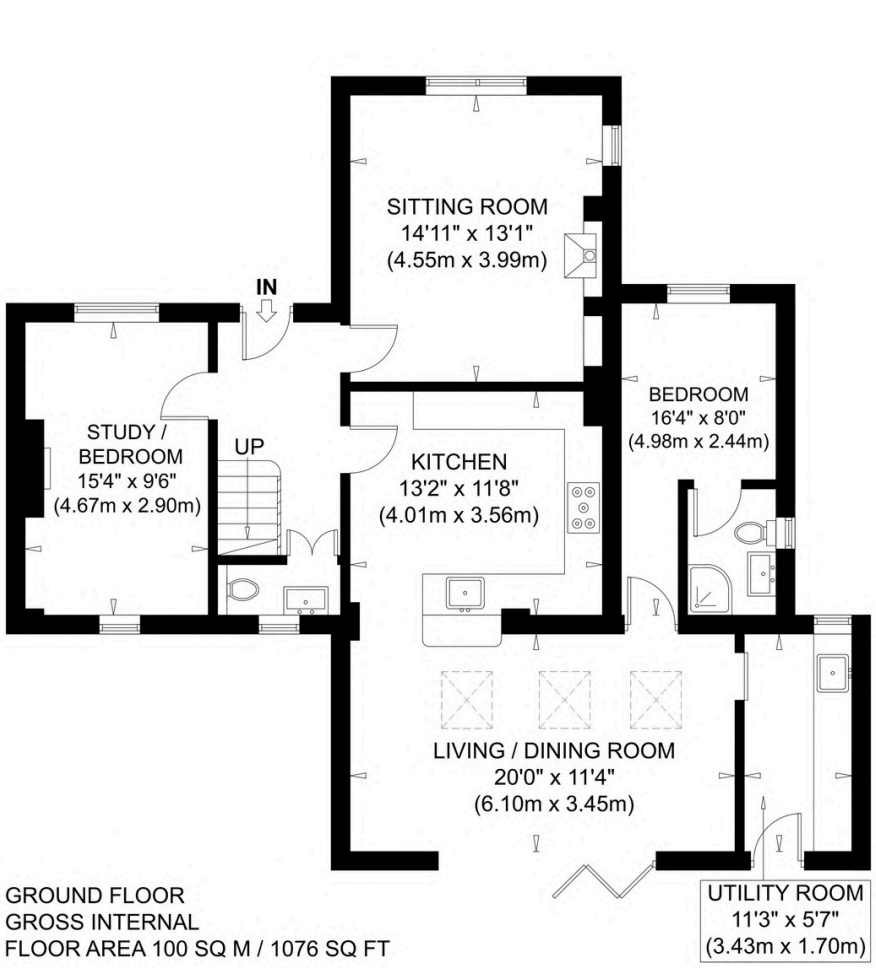
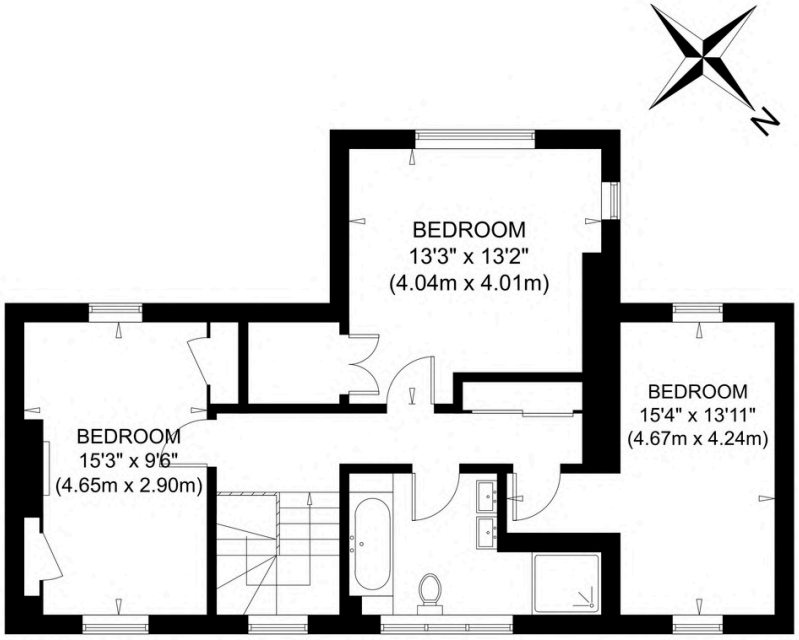


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 100 SQ M / 1076 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 66.3 SQ M / 713 SQ FT

BURNSIDE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 166.3 SQ M / 1789 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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