




McEwan Fraser Legal

Solicitors & Estate Agents

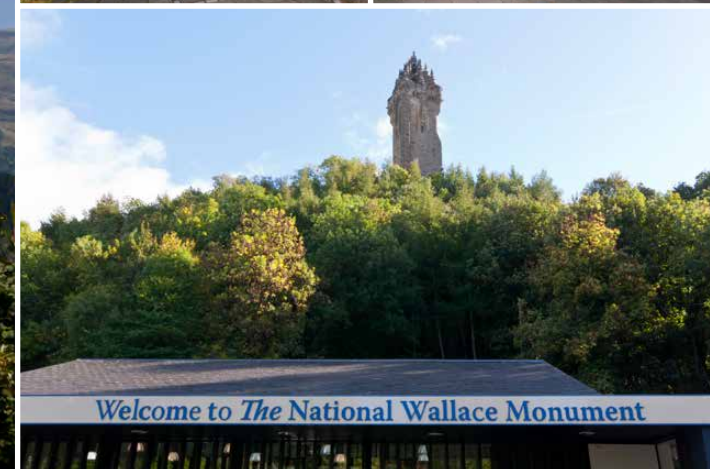
01786 231 155

8 & 8b Viewfield Place

STIRLING, FK8 1NQ

THE LOCATION *Stirling*

The historic town of Stirling sits on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond. The town enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities. Stirling University lies to the north of the town. There is an abundant supply of high street shops and retailers at The Thistles Shopping Centre and an excellent range of bistros, restaurants and cafés. The King's Park is one of Stirling's most used recreational areas, there is a floodlit skate and BMX park, play area, outdoor gym, tennis courts, playing fields, piece of mind garden and much more. Stirling town centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9, giving access to Perth and the north. A mainline railway station provides rail links to Edinburgh, Glasgow, Perth, and beyond while a bus station is located in the town centre, making this location ideal for commuters.





THE PROPERTY

8 Viewfield Place

If you have yearned to own a Georgian home that is centrally located, this is your opportunity. These properties are a four or five-minute walk from the train station and centrally located to enjoy the nightlife, shopping, bars and restaurants. Everything you require for an easy commute within the city centre, either as your permanent residence or as an investment. This new development is perfectly located to gain an income from serviced accommodation or Airbnb.

Please call us to discuss any available Incentives. Part exchange is available for either of these stunning 2 bedroom traditional homes with stylish contemporary interiors. This is a rare opportunity to acquire a stunning traditional main door entry property located right in the heart of The Old Town of this historic city of Stirling. Beautifully converted, this traditional property has been divided into two flats each with a main door. Internally each property is presented to an exceptional level. The result is a delicate balance of traditional presentation with period features such as high ceilings and cornice combined with practical modern kitchens and bathrooms. Elegant Georgian proportions create a tranquil living space and all rooms are decorated in modern stylish tones and complemented by newly fitted flooring.





THE PROPERTY

8 Viewfield Place

8 Viewfield Place is a ground floor home with a large open plan lounge and kitchen, two bedrooms and bathroom. Storage is plentiful in the hall. The lounge features an astragal, sash and case window with a frontal outlook. The feature fireplace is flanked, either side, by neo-classical style alcoves and ornate cornice and ceiling rose add sophistication. The kitchen units are in soft neutral tones and white goods including washing machine and fridge freezer will be included. The bathroom is partially tiled with "floating wash hand basin and toilet, bath with shower-over-bath protected by a glazed screen.

8b Viewfield Place has its own door opening to the staircase. The upper flat offers a large open-plan lounge and kitchen, two bedrooms and bathroom. The original staircase has been retained to add to the grandeur. This apartment has a rear-facing lounge with an alcove. There is plenty of room for soft furnishings and dining table. The bathroom is similar in style to that of flat 8.





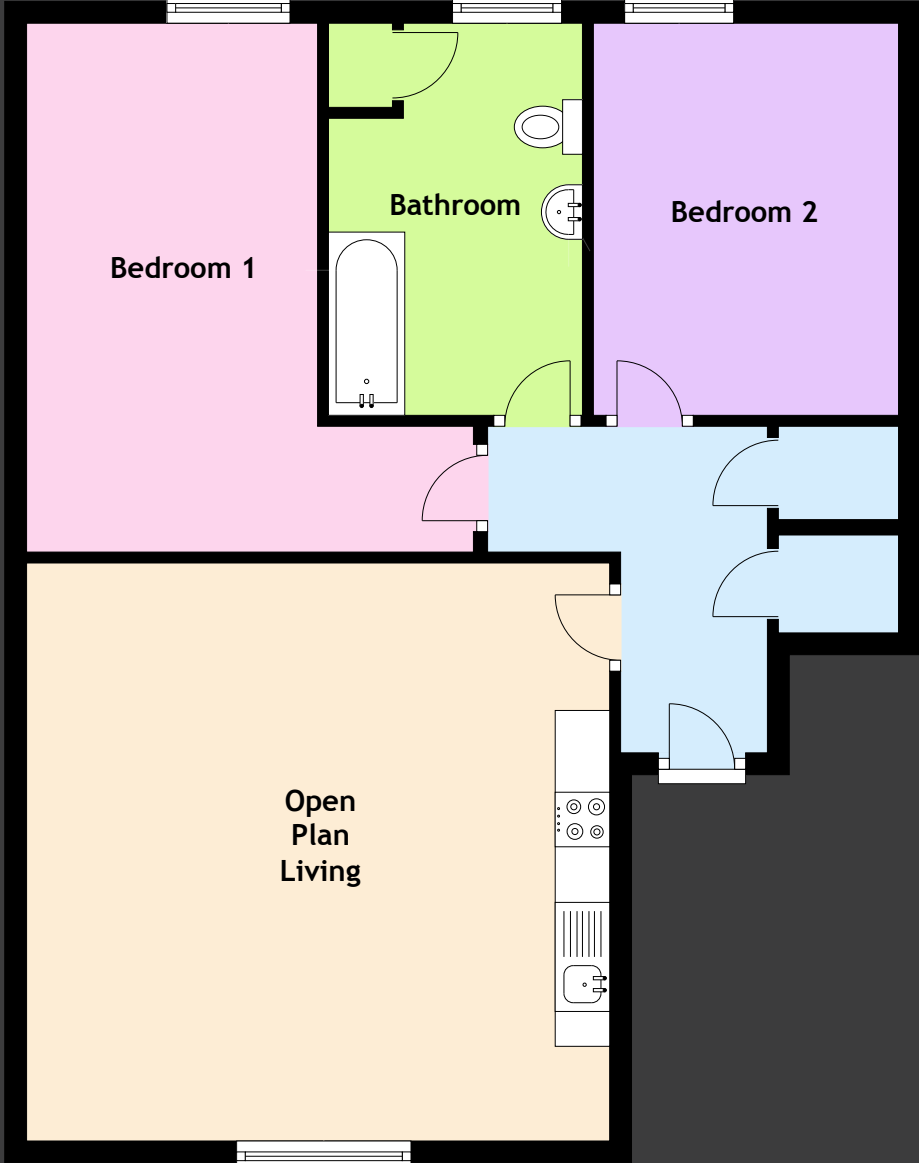
Bedroom 1



Bedroom 2



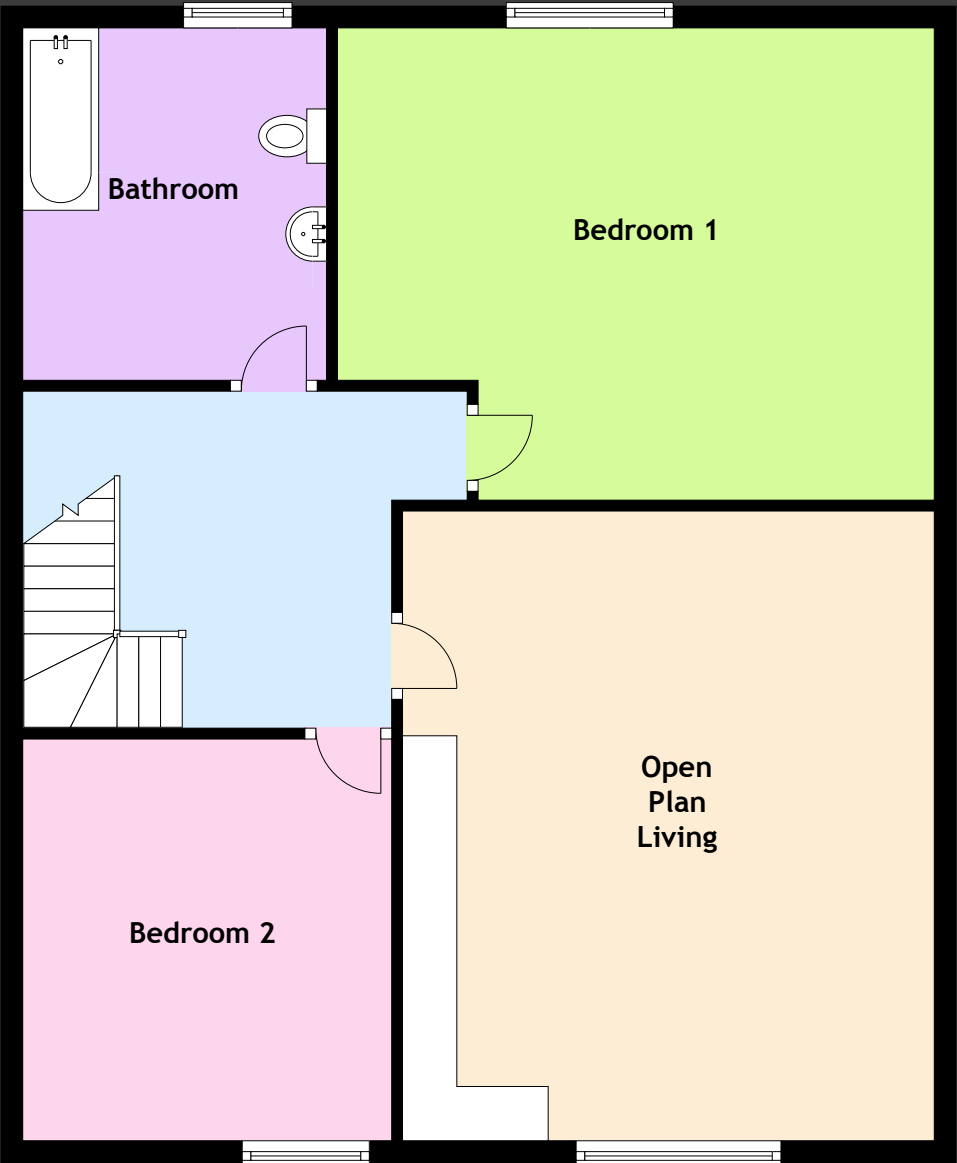
Bedroom 1



8 Viewfield Place

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.35m (17'7") x 5.30m (17'5")
Bedroom 1	4.85m (15'11") x 4.20m (13'9")
Bedroom 2	3.70m (12'2") x 2.70m (8'10")
Bathroom	3.70m (12'2") x 2.20m (7'3")

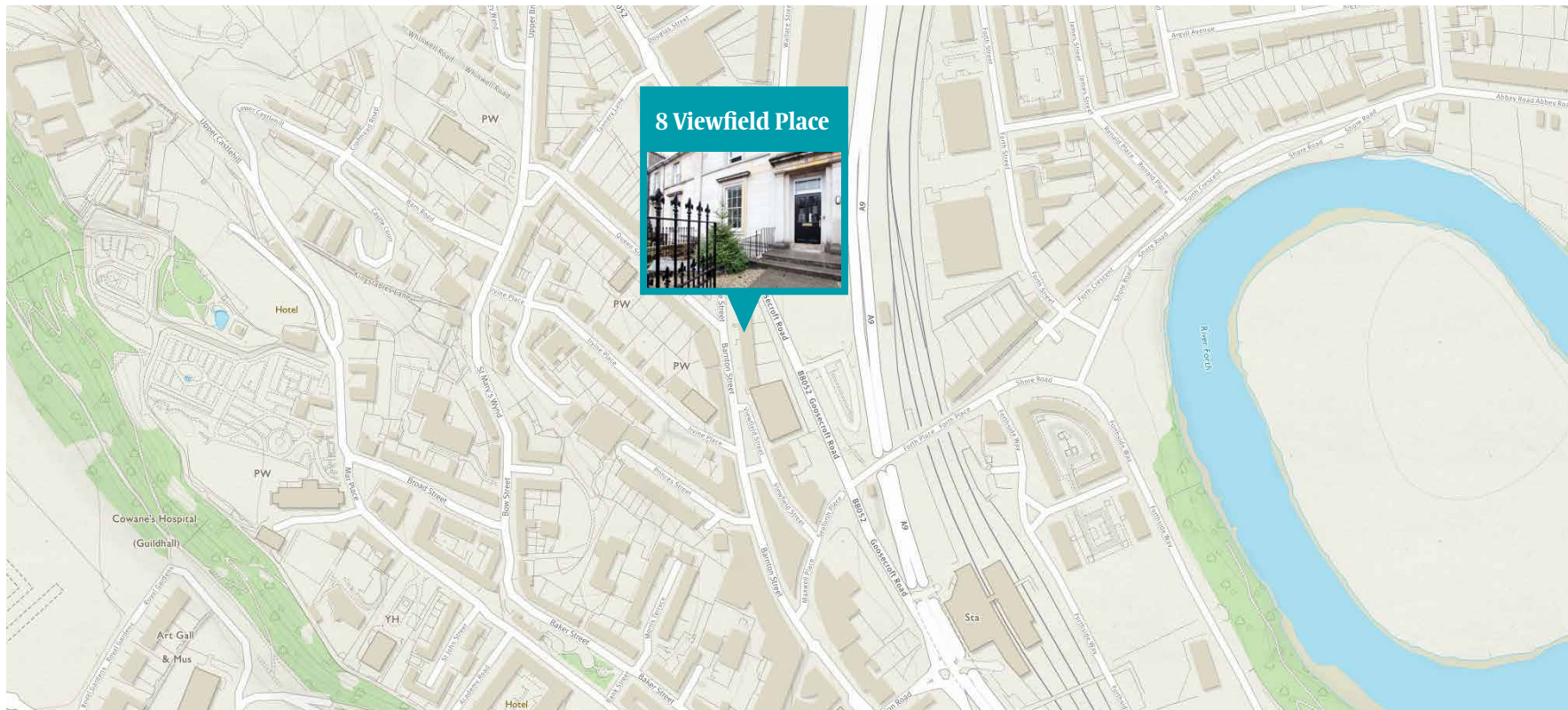


8b Viewfield Place

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.80m (19') x 4.90m (16'1")
Bedroom 1	5.50m (18'1") x 4.35m (14'3")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Bathroom	3.25m (10'8") x 2.80m (9'2")





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Tel. 01786 231 155
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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 Text and description
JAYNE SMITH
 Surveyor


 Professional photography
LEIGH ROLLO
 Photographer


 Layout graphics and design
ALAN SUTHERLAND
 Designer