

2 Laurelhill Place

STIRLING, FK8 2JH



*WITHIN THE PRESTIGIOUS
KINGS PARK CONSERVATION AREA*



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This main door, two-bedroom upper conversion is located within the prestigious Kings Park Conservation Area. The property seamlessly blends modern living with a wealth of original features and offers generous accommodation throughout.

The layout includes an entry hall with a utility cupboard and a stairwell leading to a bright and airy reception hall featuring a large storage cupboard. The front-facing lounge boasts a large window, while the stylish breakfasting kitchen, two well-proportioned bedrooms, and shower room complete the interior. Recently refurbished, the property benefits from electric underfloor heating in the entry hall, shower room, upper hall, living room, and kitchen.

The Garden:

A private south-facing garden at the rear is laid with lawn and enclosed by fencing. On-road parking is available. Please note, access to the property is from Laurelhill Place.

The Property







Bedroom 1



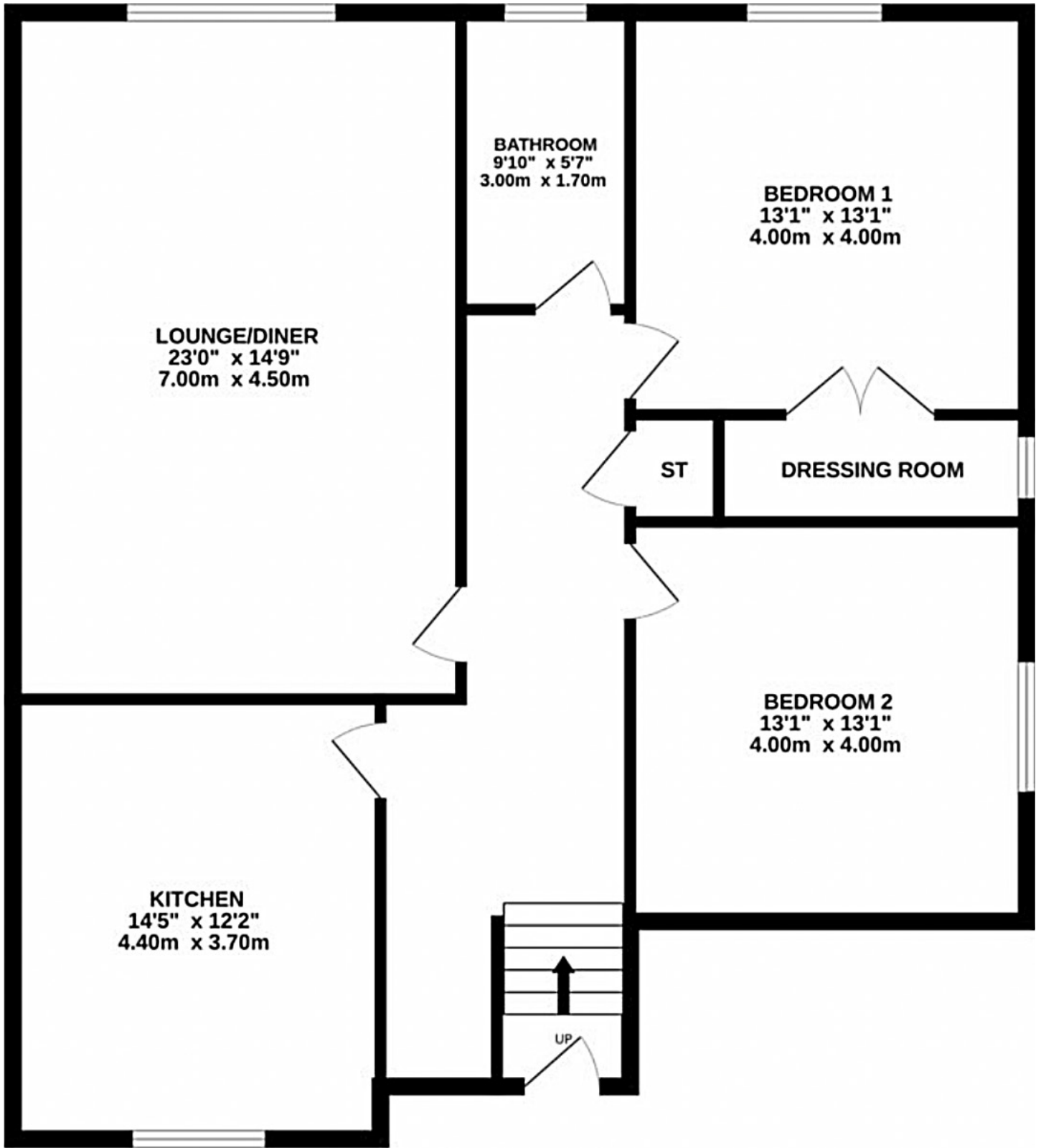


Bedroom 2









Gross internal floor area (m²): 115m²

EPC Rating: D

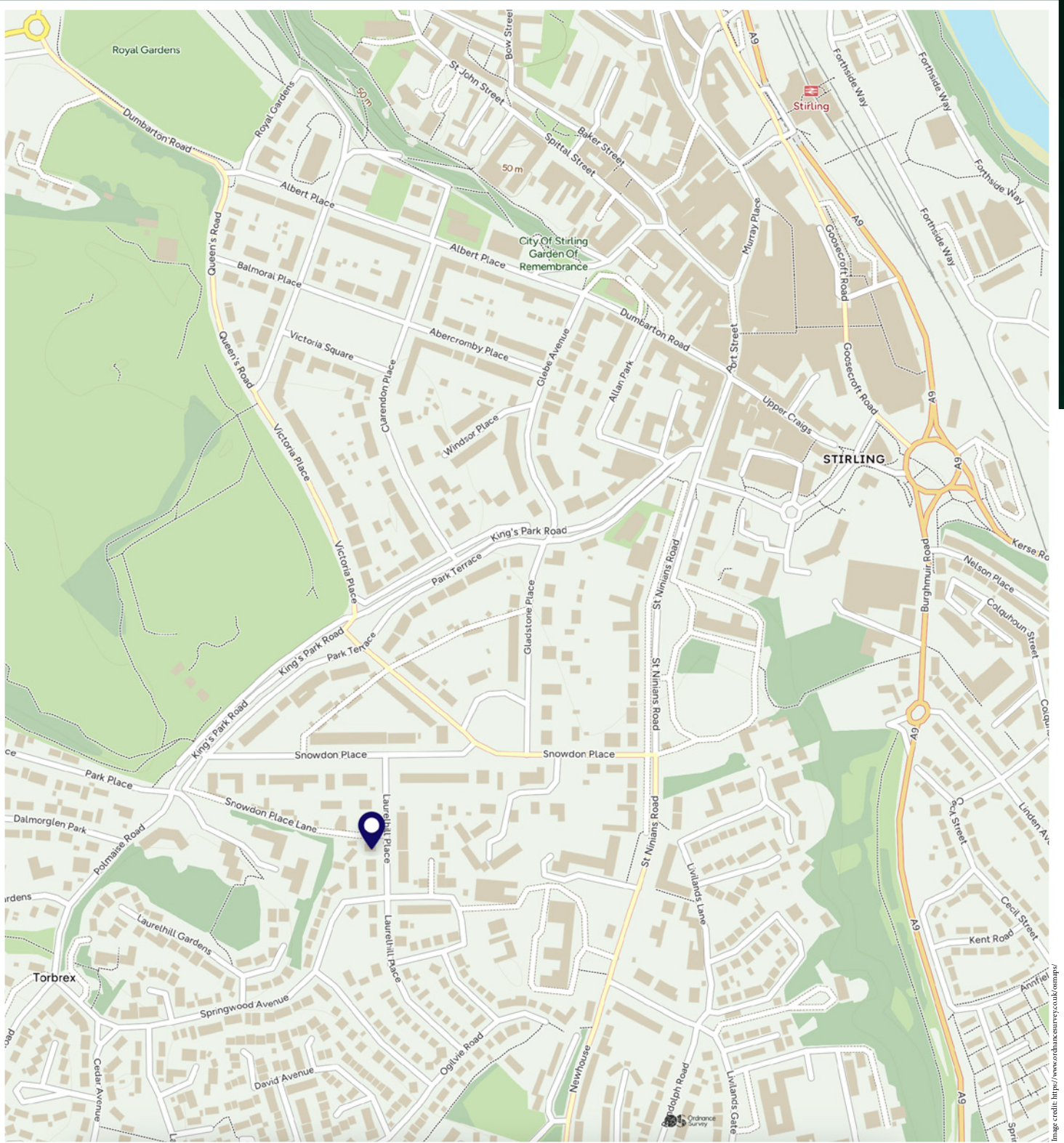
Floor Plan



The historic town of Stirling is 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 and provides educational requirements at both primary and secondary level, whilst Stirling University lies to the North of the town.

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 which gives access to Perth and the North and a main line railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
JAMES KEET
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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