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12 Cecil Street

STIRLING, FK7 7PH

STIRLING

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. The town also 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. 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.



12 CECIL STREET

We are delighted to bring to the market this stunning three-bedroom Victorian semi villa. Set in a sought-after area in the town of Stirling, this beautiful property was originally built to a very high standard and has been extensively upgraded and extended to a truly fantastic level.

Only ten minutes' walk from the beautiful and popular Kings Park and only five minutes' walk from the centre of town, this property is ideally situated to take advantage of all local amenities.

Given the multi-level layout and the stunning interior finish, this property ticks all the boxes for anyone looking for a truly unique and contemporary home. The property is presented in not only immaculate decorative order throughout but having gone through a careful series of upgrades and extension, it now culminates in a stunning property that is in perfect walk-in condition.

The ground floor accommodation consists of entry through two storm doors to a recently tiled porchway and beautifully finished hallway with stairs leading to the upper levels. The lounge occupies a large area to the front of the property and the $\frac{3}{4}$ wall bay window overlooks the tidy driveway and monobloc front garden. Entry to the open plan kitchen is from both lounge and hallway and is immediately impressive. This kitchen is of ultra-modern bespoke design and benefits from a stunning centre island incorporating a deep $1\frac{1}{2}$ sink with quality mixer tap and integrated dishwasher and wine cooler. Elsewhere in the kitchen, the spectacular remote-control mood lighting highlights the feature black wall, high-end white work surfaces, double oven with retractable doors, all NEF appliances and full height integrated fridge and side by side freezer. It is clear to any viewer this zone of the home has been designed for both style and functionality, and the open-plan layout ensures the chef will never be far away from the party.



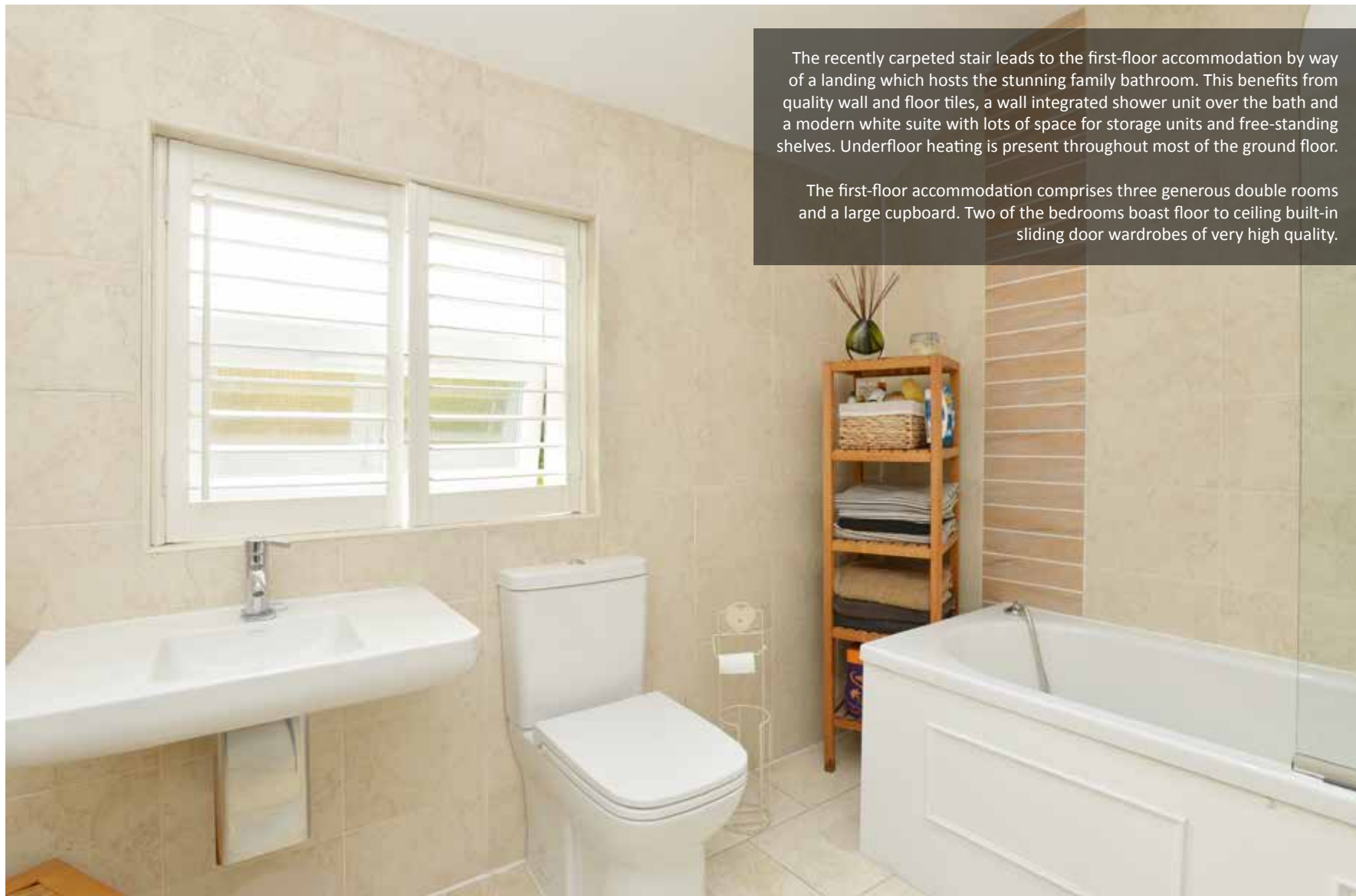


The downstairs shower room is complete with white tiled walls and quality brown tiled flooring and further benefits from halogen lights, a contemporary white suite and a large corner shower cabinet where long refreshing hot showers can be enjoyed. A separate and spacious utility room accommodates black work surface, round sink with mixer tap and free-standing washing machine and dryer with ample space for shelves and storage.





To the rear of the kitchen is the very large extension accommodating a spacious, yet cosy lounge and dining area with full height triple aspect double glazed windows with integrated tilting blinds, top of the range corner wood burner, 5 concertina glass doors leading to extensive tiered decking and finished with a stunning overhead lantern filling this room with lots of natural light. A truly exquisite area within the accommodation.

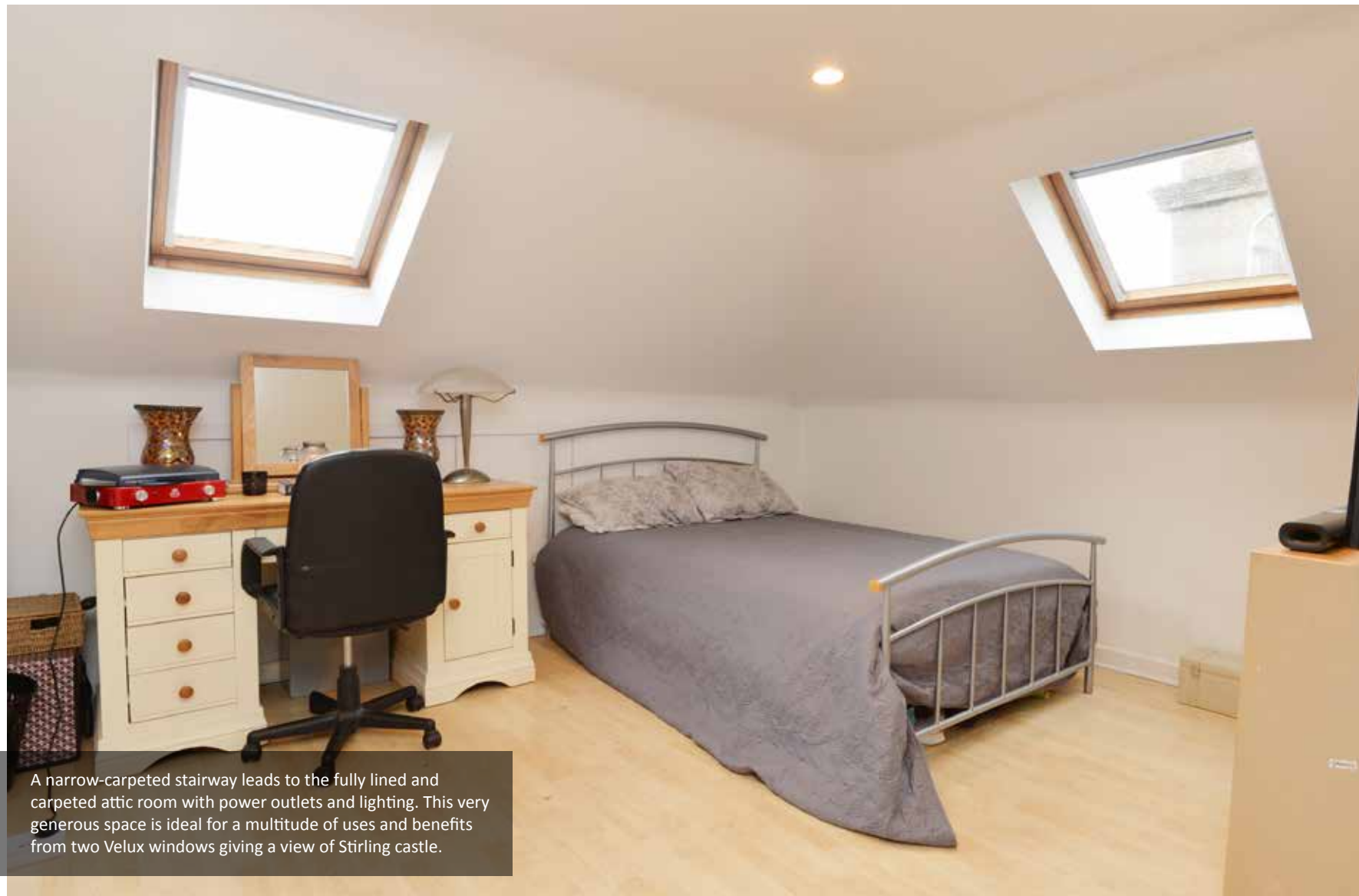


The recently carpeted stair leads to the first-floor accommodation by way of a landing which hosts the stunning family bathroom. This benefits from quality wall and floor tiles, a wall integrated shower unit over the bath and a modern white suite with lots of space for storage units and free-standing shelves. Underfloor heating is present throughout most of the ground floor.

The first-floor accommodation comprises three generous double rooms and a large cupboard. Two of the bedrooms boast floor to ceiling built-in sliding door wardrobes of very high quality.

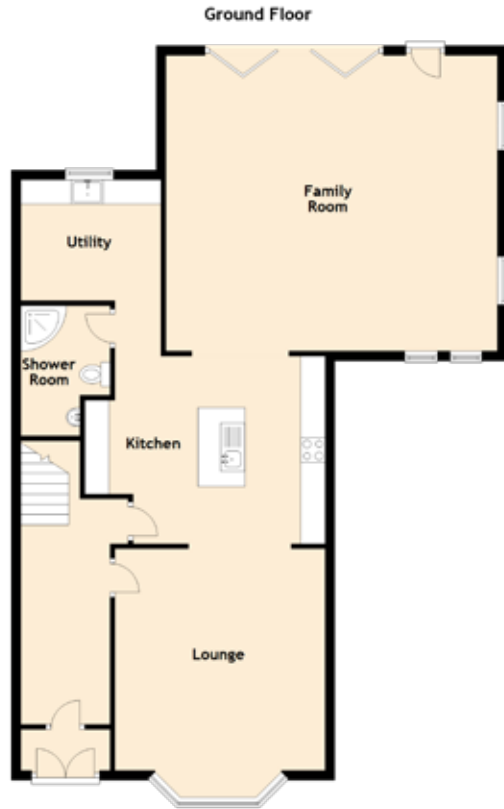






A narrow-carpeted stairway leads to the fully lined and carpeted attic room with power outlets and lighting. This very generous space is ideal for a multitude of uses and benefits from two Velux windows giving a view of Stirling castle.

SPECIFICATIONS & DETAILS



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.58m (15') x 4.35m (14'3")
Kitchen	4.96m (16'3") x 3.88m (12'9")
Utility	3.54m (11'7") x 2.89m (9'6")
Family Room	6.84m (22'5") x 6.11m (20'1")
Shower Room	2.69m (8'10") x 1.84m (6')

First Floor

Bedroom 1	4.58m (15') x 4.35m (14'3")
Bedroom 2	4.65m (15'3") x 3.88m (12'9")
Bedroom 3	3.36m (11') x 2.36m (7'9")
Bathroom	2.73m (8'11") x 2.25m (7'5")

Attic

Attic Room	4.73m (15'6") x 4.73m (15'6")
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Gross internal floor area (m²): 216m²

EPC Rating: D





The very substantial decking areas lead to a generously proportioned rear garden with lots of space for accommodating large parties.

It is contained and further benefits from raised beds, a large and well maintained double shed with lights and power outlets for all those projects to be completed in warm and dry conditions, a long and recently repointed stone wall, slabbed path, generous lawn, wild cottage garden and is completed with wood storage area and vegetable garden.



Some properties tick all the boxes, and this is certainly one of them. Early viewing is strongly advised for anyone seeking an immaculate and incredibly stylish home, that rarely comes to market within a popular and central location such as this.

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