



PROPERTY AND
ESTATE AGENTS

15a Irvine Place

Stirling, Scotland

Bedrooms: 3 Bathrooms: 1 Receptions: 2

Offers Over £180,000

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Description

Halliday Homes are delighted to welcome to the market 15a Irvine Place. A Georgian, B listed, three-bedroom apartment built in circa 1780's and full of genuine charm and character. The property offers traditional decor, whilst still retaining many of its original period features such as high ceilings, ceiling roses and ornate cornicing. The home was owned by Mrs Irvine whom Irvine Place was named after.

The internal accommodation, which is accessed via a turnpike staircase, shared with only one other property, comprises: vestibule, entrance hall, spacious lounge, dining kitchen, sitting room/bedroom three, a further two double bedrooms and bathroom. Warmth is provided by gas central heating and a multifuel burner.

Communal gardens to the rear which is bound by a wall and features a large area of lawn. Private "secret garden", which was a former stable building, has light and power and is accessed by its own gate, log store, workshop and veranda seating area above. On street permit parking is available directly outside.

Location

Irvine Place is within easy reach of the historic city centre of Stirling, with its fine range of shopping, business and leisure amenities. Schooling is available nearby at both primary and secondary level. The area is ideal for those who have to travel for business, with the M9 and M80 being easily accessible and both Stirling and Bridge of Allan railway stations provide regular services to Edinburgh and Glasgow. The property is also in close proximity to Stirling University, many of whose sporting facilities are available to the public, while Stirling itself offers a wide range of leisure and recreation facilities, including The Peak, which accommodates a wide range of sporting pursuits.

EPC Rating C70

Council Tax Band D

Vestibule

Perfect space for coats and shoes. Herringbone flooring, radiator and electrics cupboard.

Entrance Hall

Welcoming hallway which provides access to all rooms within the apartment. Carpeted flooring, two radiators and large walk in storage cupboard.

Lounge (5.2m x 4.8m)

Spacious lounge with front facing window and working shutters. Feature stone fireplace with cast iron surround and tiled hearth, carpeted flooring, two small storage cupboards and bookshelf.

Decorative cornicing, ceiling rose and dado rail.

Sitting Room/Bedroom 3 (4.4m x 3.6m)

Rear facing room with lovely views over the garden, currently used as a sitting room but could equally be a third bedroom. Feature multifuel burner set in a decorative surround with a slate hearth, carpeted flooring, radiator and recessed shelving. Decorative cornicing and ceiling rose.

Kitchen (3.6m x 2.5m)

Rear facing room again overlooking the garden. Space for all kitchen appliances, stainless steel sink, quarry tiled flooring and a ceiling mounted airer.

Dining Room (4m x 3.8m)

Open plan from the kitchen is the sociable dining room which again is rear facing overlooking the garden. Window with working shutters, carpeted flooring, radiator and recessed shelving. The feature of the room is a Georgian cast iron hob grate with a marble surround.

Bedroom 1 (5m x 4.2m)

Extremely spacious front facing bedroom, window with working shutters, radiator and original wood flooring. Cornicing, ceiling rose and shallow press.

Bedroom 2 (4.1m x 2.9m)

A further front facing double bedroom with stunning views to the Ochil Hills, carpeted flooring, radiator, storage cupboard and window with working shutters.

Bathroom (3m x 1.3m)

Traditional three-piece suite of WC, wash hand basin set in a wooden cabinet and bath with handheld shower attachment. Half wood panelled walls, vinyl flooring and window with lovely views.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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