



The Orchard

Blairdrummond
Stirling
FK9 4XE

Exceptional and spacious 5 bed detached family home

With self contained one bedroom apartment



Scan Here!



5 BED



4 BATH



VIEWS

ENERGY

tbc

EPC RATING

Blairdrummond



Blair Drummond sometimes known as Blairdrummond is a small rural community near Stirling in Scotland, predominantly located along the A84 road. The historic town of Stirling is on the banks of the River Forth only 4 miles away 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.



Kitchen and Living room



Dining Room and Conservatory

A most desirable Equestrian Property, comprising a modern Five Bedroom Detached Luxury with Self Contained One Bedroom Apartment, situated in approximately 3 Acres (1.3 hectares). This is an ideal location for a livery or horse breeding business or other Equestrian use. The property benefits from a peaceful, rural location but is also very close to all commuter networks and arterial roads which makes travelling to the cities straightforward.

The bungalow has been imaginatively designed to offer complete flexibility and individuality and great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers' needs and would be of massive appeal to a growing family. Briefly the accommodation comprises; Entrance Porch, Hall with

stairs leading to the upper level, utility room, large fitted kitchen, dining room with French doors leading into the bright and spacious conservatory, main reception room and three large double bedrooms all with built in wardrobes, one benefitting from an modern and stylish ensuite, and the family bathroom with corner bath and separate shower.

There are private generous mature garden grounds to the front, side and rear including a driveway for up to 6 cars.

The property further benefits from double glazing and electric heating with solar panels for free water heating, generating approx 1593 kWh annually, and PV Cells providing free electricity with a peak DC power output of 4kW to help save costs on those heating bills all year through.



"...Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout..."





Journey upstairs and you will find the impressive master bedroom with panoramic views over the countryside. French doors lead you out onto the balcony where every morning you can enjoy the beautiful views. The master also benefits from two walk-in wardrobes and master en-suite with double shower and separate bath.





The Independent flat has its own private entrance but also boasts an internal door to the reception area. The design is ingenious with a lounge which is open plan to a contemporary kitchen. A double bedroom with walk-in wardrobe and en-suite shower room completes the accommodation.



APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.32M (17'5") x 3.61M (11'10")
Kitchen	4.85M (15'11") x 3.15M (10'4")
Dining room	4.18M (13'9") x 2.91M (9'7")
Conservatory	4.79M (15'9") x 3.57M (11'9")
Utility room	3.49M (11'5") x 1.51M (4'11")
Bedroom 1	7.20M (23'7") x 3.92M (12'10")
En-suite 1	3.11M (10'2") x 2.34M (7'8")
Dressing room 1	2.40M (7'10") x 1.44M (4'9")
Bedroom 2	3.59M (11'9") x 3.49M (11'5")
En-suite 2	2.32M (7'7") x 2.10M (6'11")
Dressing room 2	2.32M (7'7") x 2.00M (6'7")
Bedroom 4	4.10M (13'5") x 3.60M (11'10")
Bedroom 5	4.10M (13'15") x 3.50M (11'6")
Bathroom	3.50M (11'6") x 1.98M (6'6")

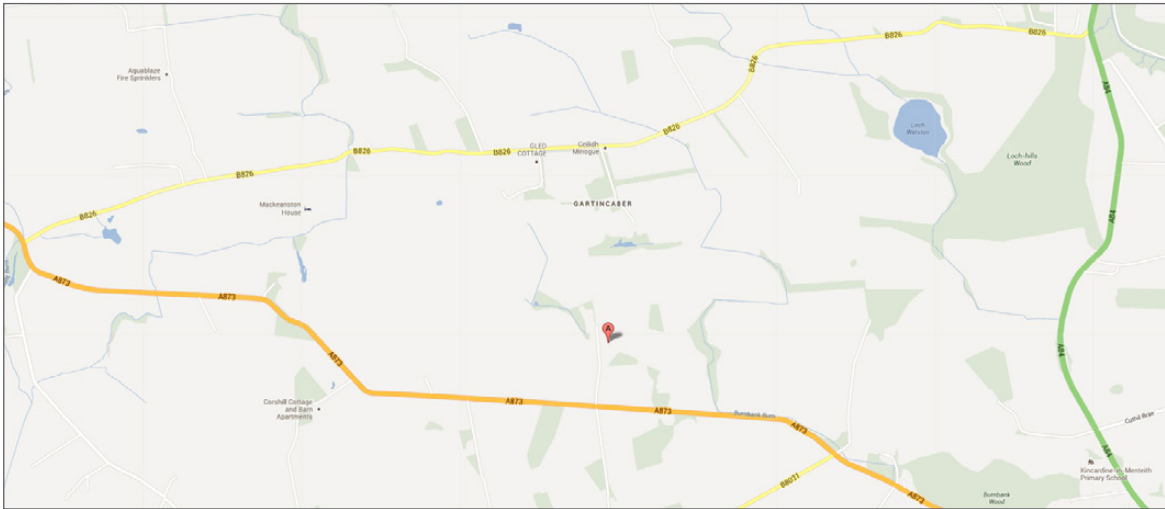
SELF CONTAINED FLAT

Living & kitchen area	6.20M (20'4") x 4.08M (13'5")
Bedroom 3	4.08M (13'5") x 3.00M (9'10")
En-suite 3	2.29M (7'6") x 2.10M (6'11")
Dressing room 3	2.10M (6'11") x 1.69M (5'7")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, blinds, curtain poles, white goods in both kitchens and greenhouse will also form part of the sale.





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Text and description
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