



Stunning five bedroom executive villa

In a sought after location with panoramic views



26 Craiglea

Stirling, Stirlingshire, FK9 5EE



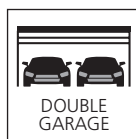
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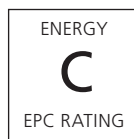
5 BED



3 BATH



DOUBLE
GARAGE



ENERGY

C

EPC RATING

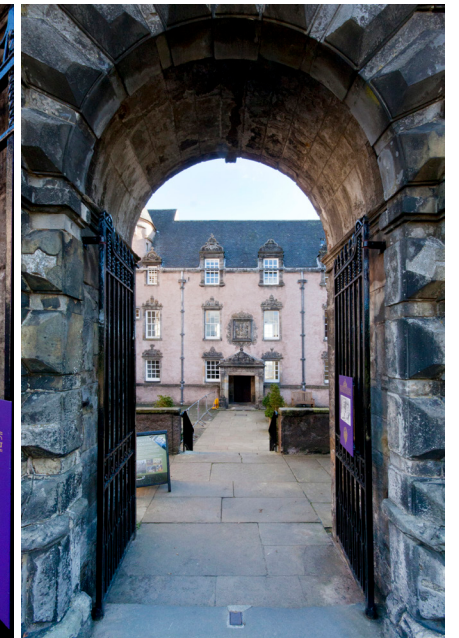
The historic town of Stirling is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond.

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.



River Forth | Argyle Lodge | Municipal Building
National Swimming Academy



Stirling
Stirlingshire
FK9 5EE



W

e are delighted to bring to market 26 Craiglea, a spacious and beautifully presented executive detached villa forming part of an exclusive modern development in the sought after location of Stirling.

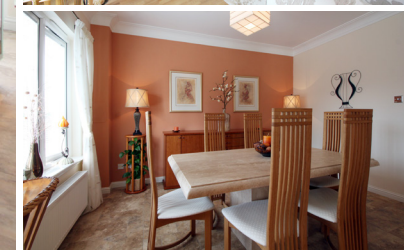
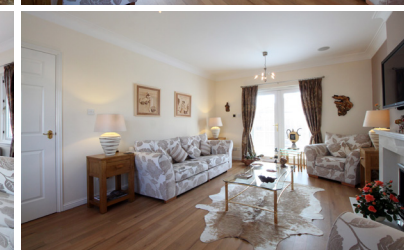
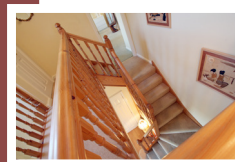
The superb property boasts five bedrooms (two with en-suite), beautiful lounge and separate dining room with a stunning kitchen/family room with potential to convert the double integrated garage.

Entered via a stunning hallway with a feature staircase, the ground floor accommodation flows well and is ideal for modern family living. The lounge is located to the front of the property with dual aspect windows flooding the room with light. Open-plan kitchen is an area which could be used either as an informal dining area, or as a family room which is flooded in natural light and overlooks the rear garden. Off the kitchen is a well equipped utility room with a large store and external access. There is also a useful cloakroom and WC on this level.

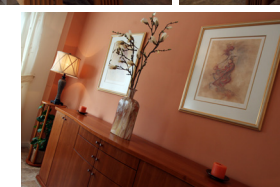
An impressive turned stair rises to a well-proportioned first floor landing where the bedroom accommodation is accessed. There are five double bedrooms, two of which benefit from en-suite shower facilities. Four of the bedrooms have the advantage of built-in storage with the master bedroom having particularly extensive wardrobe space. In addition, there is a lovely family bathroom serving bedrooms four and five.

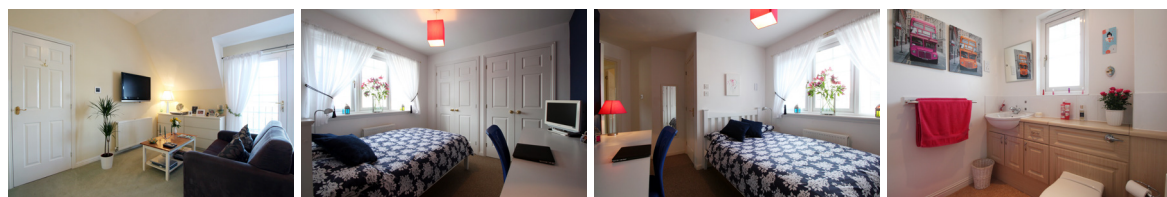
Externally the property is surrounded by well-maintained gardens, which are mainly laid to lawn enjoying lovely views over Wallace monument and Stirling castle.

There is ample off-street parking provision for several vehicles in addition to a large integral double garage.



26
Craiglea





Bedrooms | En-Suite
& Bathroom



Specifications

Approximate Dimensions (Taken from the widest point)

Utility	2.80m (9'2") x 2.20m (7'3")	Bedroom 3	4.21m (13'10") x 2.70m (8'10")
Kitchen	5.90m (19'4") x 4.31m (14'2")	Bedroom 4	3.90m (12'10") x 3.05m (10')
Dining Area	3.90m (12'10") x 3.10m (10'2")	Bedroom 5	3.41m (11'2") x 3.10m (10'2")
Lounge	6.10m (20') x 3.90m (12'10")	Bathroom	2.05m (6'9") x 2.00m (6'7")
Bedroom 1	5.30m (17'5") x 4.50m (14'9")	WC	1.70m (5'7") x 1.02m (3'4")
En-Suite	2.96m (9'9") x 1.60m (4'4")	Double Garage/ Family Area	5.30m (17'5") x 5.20m (17'1")
Bedroom 2	3.73m (12'3") x 2.90m (9'6")		
En-Suite	1.80m (5'11") x 1.57m (5'2")		

Extras (Included in the sale)

All integrated appliances, floor coverings, light fittings and blinds.





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Text and description
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Surveyor



Professional photography
LEIGH ARMOUR
Photographer



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Designer