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11 ABERCROMBY PLACE  
KINGS PARK  
STIRLING FK8 2QP









Welcome to 11 Abercromby Place, an imposing and beautifully presented family home situated in the highly sought-after Kings Park area of Stirling. This substantial residence offers an exceptional blend of classic elegance and modern comfort, making it the perfect home for a growing family.



As you step through the grand entrance vestibule, you are greeted by a welcoming and spacious hallway that sets the tone for the rest of this charming property. The hallway provides access to all the principal ground floor rooms, starting with a generous and inviting lounge. The heart of the home is undoubtedly the well-appointed kitchen. This spacious kitchen features modern appliances, ample storage, and plenty of workspace, making it a delight for any home chef. The kitchen seamlessly flows into the utility area and the stunning Mozolowski & Murray conservatory.



The rear hallway leads to a versatile downstairs bedroom. This room is perfect for guests, older children, or could even serve as a home office. Conveniently located next to this bedroom is a stylish accessible wetroom WC, providing modern facilities on the ground floor. Doorway allowing direct access into the rear garden.







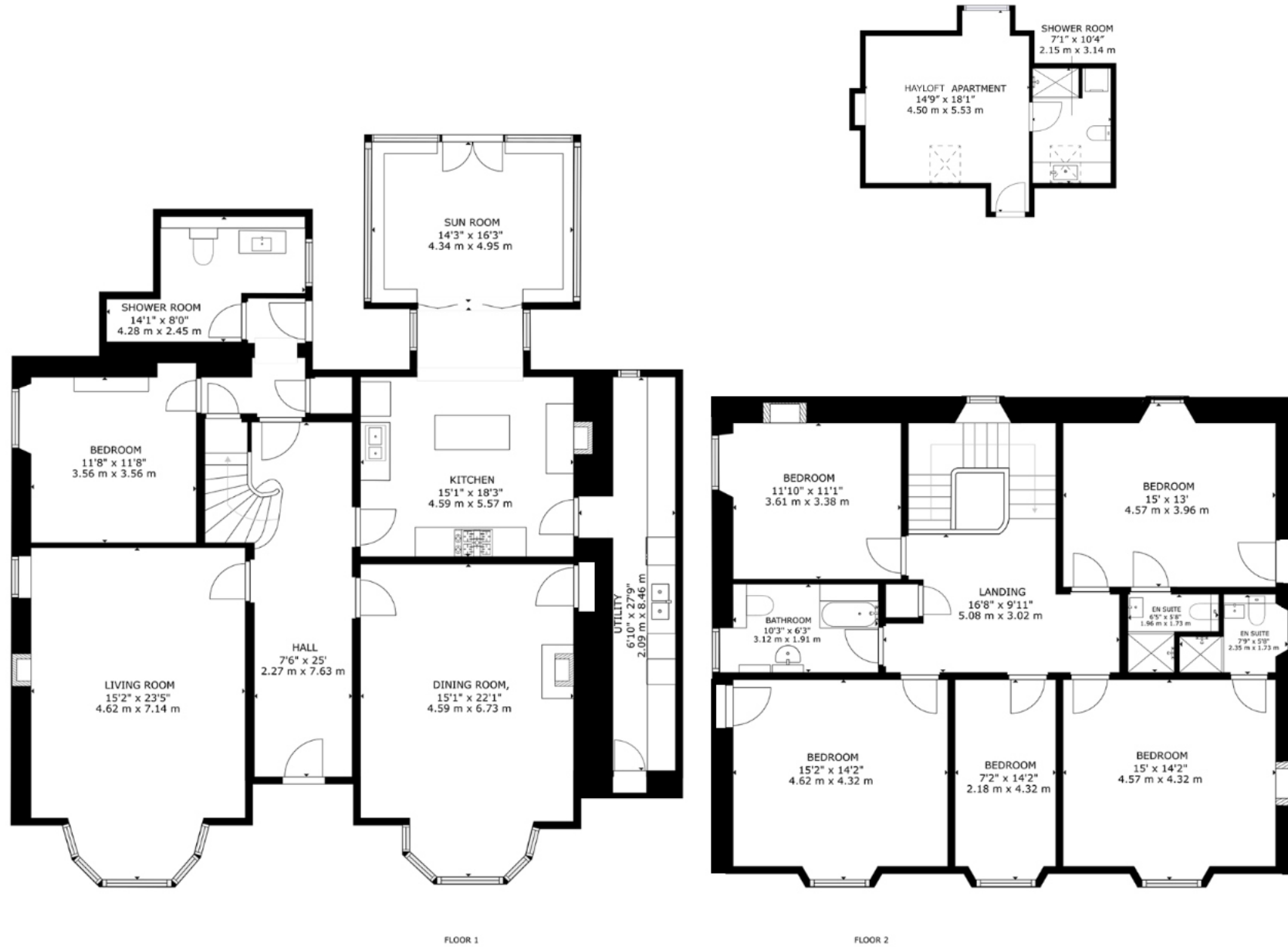
The exterior of the property is equally impressive, featuring well-stocked and level gardens that provide a serene outdoor oasis. The gardens are meticulously maintained and offer various seating areas, perfect for al fresco dining, gardening enthusiasts, or simply relaxing in the sun. Situated in the highly regarded Kings Park area of Stirling, Abercromby Place is within walking distance to the centre of Stirling. As well as the excellent shopping facilities the city has to offer, there are numerous sites of historical significance such as Stirling Castle and the Wallace Monument. Schooling is available nearby at both primary and secondary level. The M9 and M80 motorways are close by, as is the A9 which gives quick access to Perth.

## Key Features

- A beautifully presented four/five bedroom family home
- Situated in the highly sought-after Kings Park area of Stirling
- Generously sized lounge
- Well-appointed, spacious kitchen and convenient utility area
- Stunning Mozolowski & Murray conservatory
- Versatile ground floor bedroom or home office
- Four generously sized upper floor bedrooms two of which are ensuite
- Well-appointed family bathroom
- Meticulously maintained gardens
- 'Hayloft' large detached garage converted into an additional living space
- **EPC – D**



Adding to the charm and versatility of this property is the 'Hayloft' a large detached garage, which originally years ago served as a stable. This unique space has been thoughtfully converted into an open plan lounge/bedroom with spacious ensuite shower room. This additional living space is ideal for guests, extended family, or even as a rental opportunity, offering both privacy and comfort.



Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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