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5 PARK AVENUE  
KING'S PARK  
STIRLING FK8 2LX









Nestled in the heart of Kings Park and commanding a superb corner position, stands this impressive four-bedroom traditional terraced villa. A proud part of a historic villa, this substantial residence exudes timeless elegance across its three levels, adorned with classical features including high ceilings boasting intricate corning, rich wood panelling, a gracefully crafted staircase, and several period fireplaces.





Spanning over 2,605 sqft, the accommodation unfolds as follows: Ground Floor – a welcoming entrance vestibule, a grand reception hallway, a convenient downstairs WC, a formal public room with dual aspects, parquet flooring, and feature fireplace. First Floor – a dual-aspect lounge with a distinctive fireplace, a formal dining room, a well-appointed breakfasting kitchen, the principal bedroom with an en-suite shower room, and a separate family bathroom. Top Floor – an upper landing flooded with natural light, two generously sized double bedrooms, a study/single bedroom, and a separate shower room. Heating is provided by gas central heating.







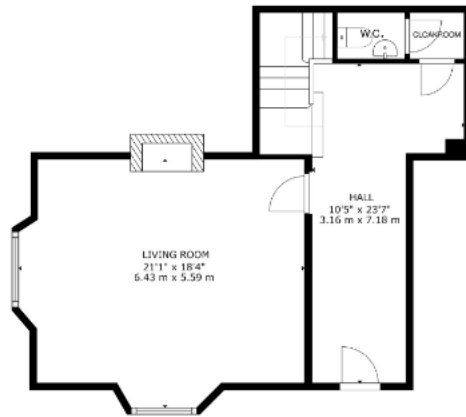
## Key Features

- An impressive four-bedroom traditional terraced villa
- Nestled in the heart of the popular Kings Park, Stirling
- Accommodation across three levels
- Formal public room with dual aspects, parquet flooring, and feature fireplace
- Dual-aspect lounge with a distinctive fireplace
- Formal dining room
- Well-appointed breakfasting kitchen
- Principal bedroom with an en-suite shower room and three further bedrooms
- A brief stroll from the centre of Stirling with local amenities and schooling close by
- Off-street parking is facilitated by a driveway and tandem garage
- **EPC – C**

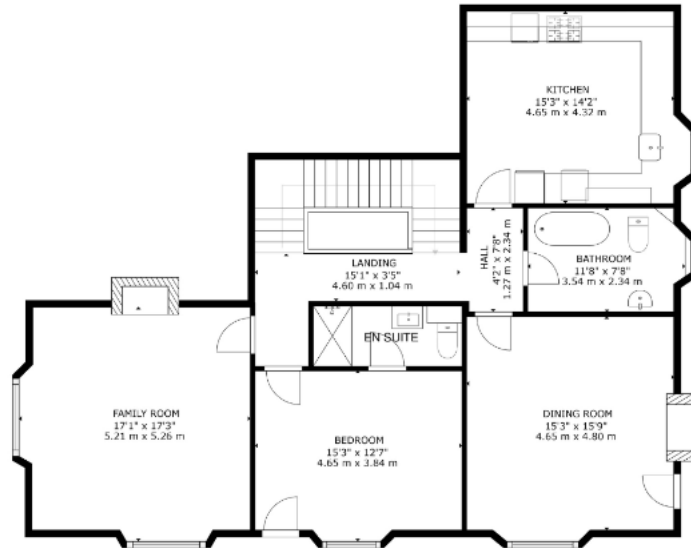


Externally, the property is surrounded by a tidy, well-established hedge. The front garden could be transformed into an inviting seating area. Off-street parking is facilitated by a driveway and tandem garage.

Situated in a well-established residential area, Park Avenue is a brief stroll from the centre of Stirling. Primary and secondary schools are within walking distance. Travel links are close by with Stirling Station just a 15-minute walk away.



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

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



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