

DRAFT



Southwood



Key Features

- Mansion house
- Circa 630 square metres
- 7/8 bedrooms
- Approximately one acre plot
- Meticulously upgraded

Southwood

2 Southfield Crescent | King's Park | Stirling | FK8 2JQ

Situated within the prime residential area of the city, this imposing mansion house is surely one of the finest and largest homes to grace the King's Park market in years. The property sits amidst grounds which extend to approximately one acre and faces the well maintained gardens of the crescent. Built circa 1865 with dressed blonde sandstone under a slate and pitched roof, this B-listed property offers accommodation over four levels and has been extensively, yet sympathetically, upgraded in recent years and retains some amazing features including ornate cornicing, working shutters, stained glass windows.

The ground floor level is completely self-contained and self-serving, and can be accessed from the front and internally from the raised ground floor. The accommodation extends to a sitting room, dining kitchen, two bedrooms, dressing room, en-suite bathroom with walk-in shower cubicle and W.C. To the side of this is a games room which was a former stable and office/bedroom 7.

The raised ground floor level extends to an entrance vestibule, hallway, drawing room, dining room, sitting room, kitchen, utility room, family room and shower room.

The first floor landing leads to an instantly impressive master bedroom with dual aspects and a fabulous en-suite bathroom with walk-in shower area. There are three further double bedrooms and family bathroom on this level. There is access from this level to a stairwell leading to a study/bedroom 8 and a stunning Belvedere which offers one of the most spectacular 360 degree views of King's Park, Stirling and beyond that is available.

Externally, the garden grounds are something to admire. The front garden has a very wide horse shoe driveway which has planning permission for electric gates and fencing. To the side of this is a triple garage and gate that opens to reveal a secret garden on a grand scale. There are a number of raised vegetable beds, numerous fruit trees and bushes. There are three lawn areas divided by tall bushes and complemented by colourful and well stock borders and perimeters, mature trees and a substantial monobloc patio with sheltered BBQ area and outhouse.

Stirling is an historic City with a plethora of amenities all close at hand. There is an abundant supply of high street shops and retailers at the Thistles Centre and an excellent range of bistros, restaurants and cafés. The Kings Park is one of Stirling's most used recreational areas, play area, outdoor gym, tennis courts, playing fields, peace of mind garden and much more. There are well-regarded schools at both primary and secondary levels and Stirling University has a superb reputation for excellence and a fabulous campus. The City is equidistant to Glasgow and Edinburgh and is served by a regular bus and rail service. The M9 allows swift and effective travel in and around the central belt.

The Energy Performance rating on this property is E.



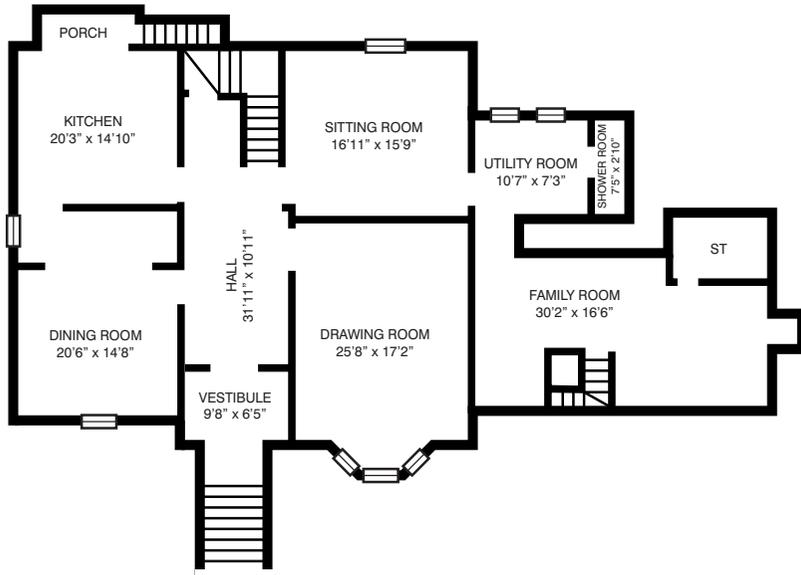




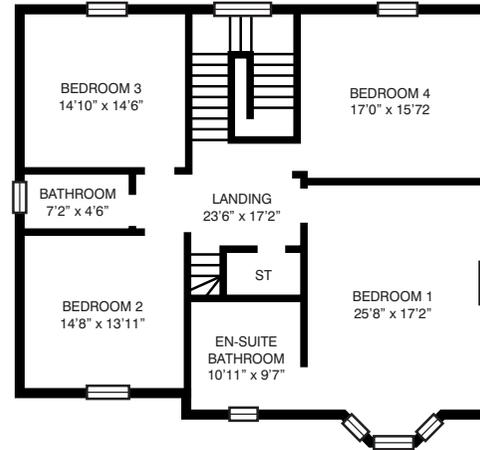


Floorplan

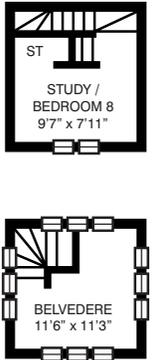
RAISED GROUND



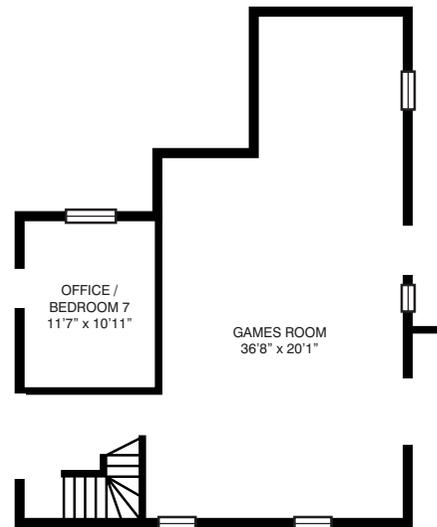
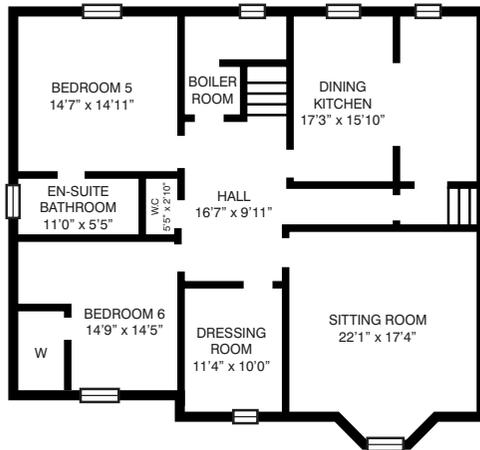
UPPER FLOOR



BELVEDERE LEVEL



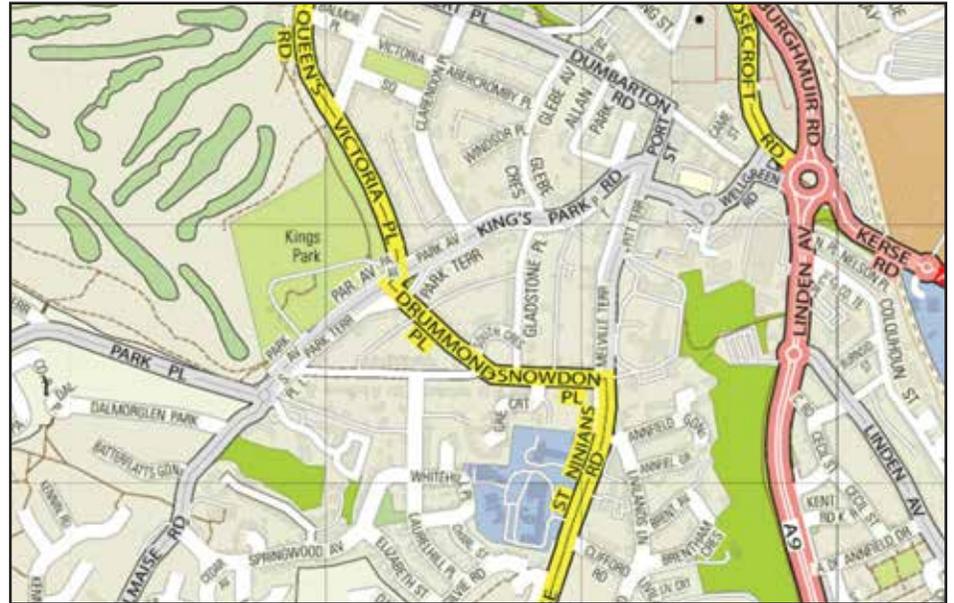
GROUND FLOOR





Travel Directions

Driving out of Stirling on St Ninians Road, turn right at the traffic lights onto Snowdon Place. Continue along here turning right onto Drummond Place then right onto Southfield Crescent where the property is situated on the left hand side.



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