



## 2a Pathway Cottage, Rosebery Place, Stirling, FK8 1UQ

Beautifully Presented & Exceptionally Spacious, Four-Bedroom Detached Home with Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

éspc rightmove  Zoopla  
find your happy

# Property Description

Beautifully presented and exceptionally spacious, four-bedroom, detached family home with gardens. Set uniquely 'off-street', in a desirable residential area of Stirling, just east of the town centre.

Comprises a living/dining room, family room, kitchen, utility room, hall, four double bedrooms, an en-suite, family bathroom and a ground-floor WC.

Highlights include an exceptionally spacious dual-aspect public room, a quality kitchen with real wood units and skylight, and bright modern bathrooms. Further features include contemporary flooring and lighting, a multi-fuel-burning stove for the lounge, a floored loft, and a dresser for the master bedroom.

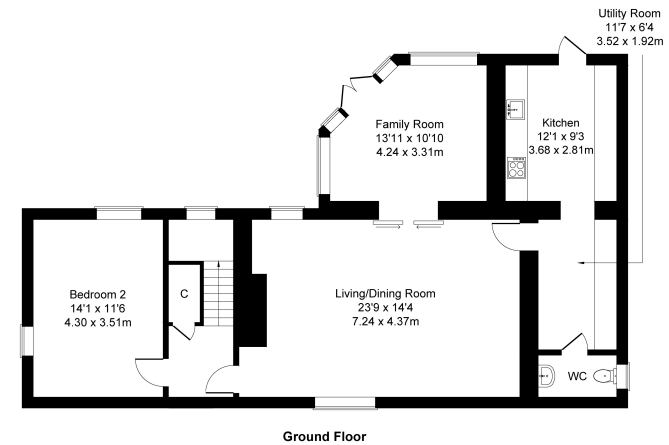
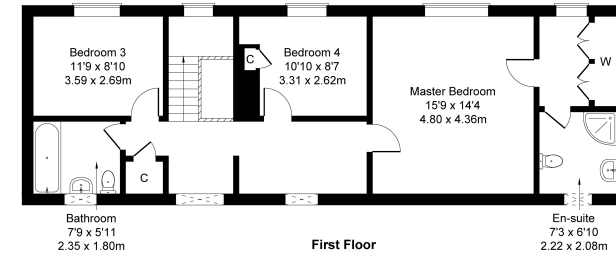
Externally, a private gated path gives access to the garden and house beyond, with the enclosed garden featuring a lawn, paved patio, and mature trees.

Accessed via a tastefully finished kitchen, with wooden units and worktops, a tiled surround, a sink with drainer, and an integrated oven and five-ring gas hob; whilst offering further space for freestanding appliances and a convenient WC, set at the end of the room. Set off the kitchen, a welcoming living area offers a generously sized public room, with space for both dining and lounge furniture, wood effect flooring, plain coving and a feature wall with a multi-fuel-burning stove, while a family room provides further lounge space and access to the property and front garden. A rear hall affords access to bedroom two and the carpeted stairs leading to the upper hall.

On the first floor, a spacious master bedroom is finished with tasteful decor, carpeted flooring, contemporary light fittings, a dresser with fitted wardrobes, and a modern en-suite with a rainfall shower and tiled splash walls. Two further bedrooms are set to the front, similarly finished with carpeted flooring. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath.

**omov<sup>8</sup>** REAL ESTATE  
Estate Agents and Solicitors

**Pathway Cottage, 2A Rosebury Place, Stirling, FK8 1UQ**  
Approximate Gross Internal Area: (1959 sq ft - 182 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Stirling is a small but attractive city with a wealth of history, situated in a superb location in central Scotland. There are all the amenities to be expected of a sizeable town, including restaurants, cinema, well-regarded schooling, playing fields, and the extensive facilities at Stirling University. The Thistles and Marches shopping centres have a vast range of high-street names, while the bustling historic high

street offers additional shopping. Overlooking the city centre, Stirling Castle's hill-top esplanade provides excellent views towards the Wallace Monument, the Ochil Hills, and the peaks of the Trossachs National Park. A bus terminus, rail station, and good road and motorway links ensure swift travel throughout central Scotland, including good connections to Glasgow and Edinburgh airports.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

