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12 BRYDEN ROAD
WHINS OF MILTON
STIRLING FK7 8FJ









Clyde Property are pleased to present this executive detached villa by Cala Homes, located in the highly sought-after development known as The Meadows in the Whins of Milton area. Constructed around 2007, this spacious Naismith-style detached villa is rarely available on the open market, making it an attractive option for professional couples and families.





The ground floor comprises an entrance vestibule, a bright and spacious reception hallway, a large lounge with a front bay window, a rear dining room with views of the garden, a family room with doors to the rear garden, a home office, cloakroom WC, a modern fully fitted kitchen, and a separate utility room. The impressive upper landing leads to five bedrooms. The principal bedroom includes a bay window, fitted wardrobes, and a five-piece en suite bathroom. Bedroom two also has an en suite. Additionally, there is a four-piece family bathroom with a separate shower.





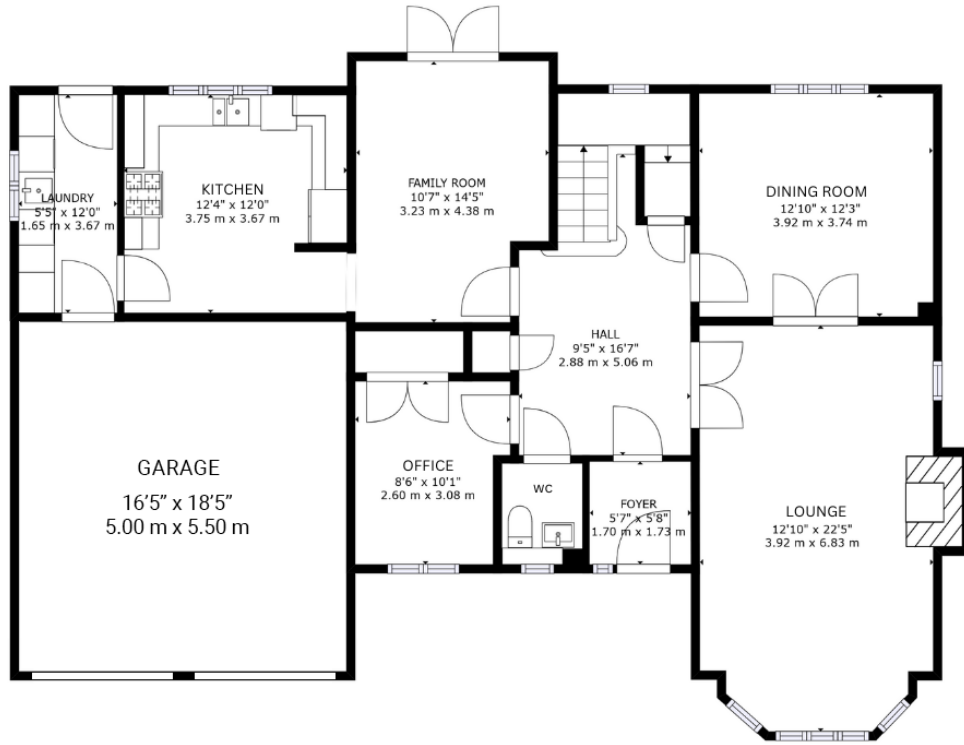
Externally, the property features a private double driveway leading to a double garage with power, lighting, and an internal door from the utility room. The villa is set within private gardens to the front and rear., mainly lawned, and benefitting from a patio area and raised decking. The property also benefits from gas central heating, double glazing, and a security alarm system.

Key Features

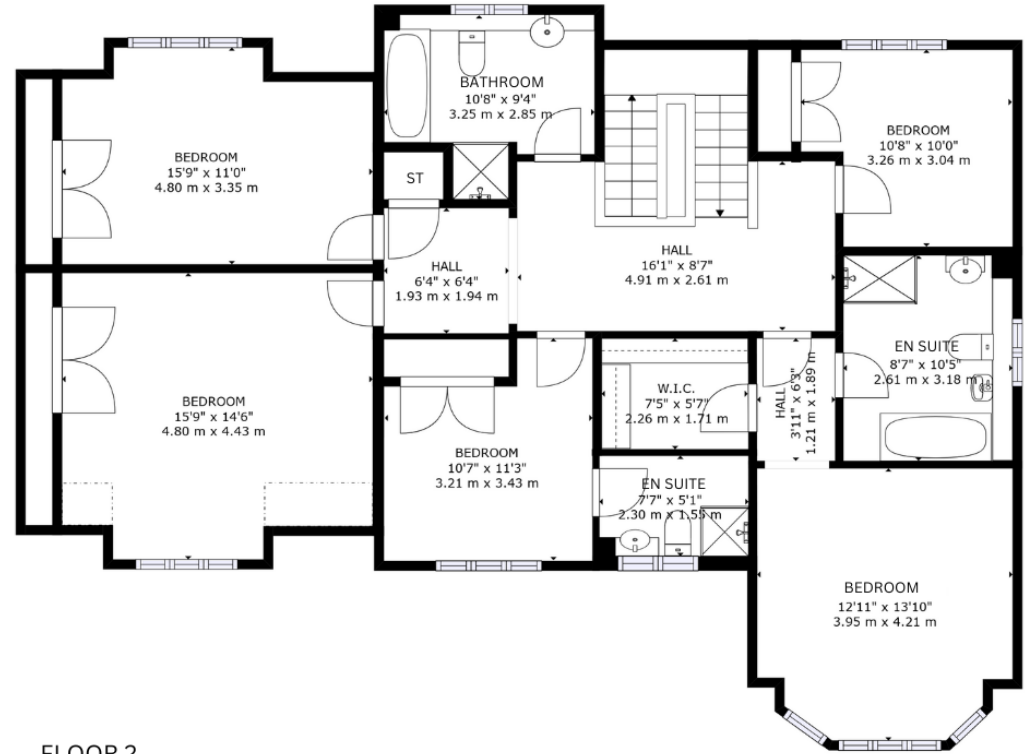
- An executive Naismith-style detached villa by Cala Homes
- Located in the highly sought-after development known as The Meadows Whins of Milton
- A large lounge with a front bay window
- Rear dining room, family room and home office
- Modern fully fitted kitchen and utility room
- Five upper floor bedrooms with two en suite bedrooms
- Four-piece family bathroom with a separate shower
- Private double driveway and double garage with power and lighting
- Private front and rear gardens
- **EPC – C**



Situated on Bryden Road, the property is adjacent to the historic town of Bannockburn, which offers a range of local amenities. A broader selection of retail options is available in the nearby city of Stirling, featuring an array of high street shops and the Thistle Centre. The area is well-served by reputable primary and secondary schools, and Stirling University is renowned for its academic excellence and picturesque campus. Conveniently located for motorway access for commuting.



FLOOR 1



FLOOR 2

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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