



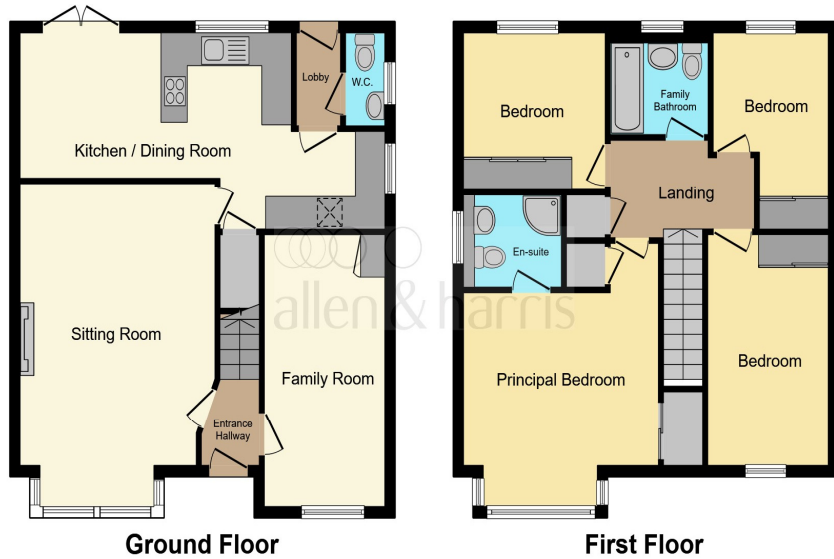
**Myreton Drive, Bannockburn, Stirling, FK7 8PU**



welcome to

## Myreton Drive, Bannockburn, Stirling

Introducing this exquisite & immaculately presented 4-bedroom detached home, which is ideally situated in a highly sought-after residential locale. This property offers a spacious & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by a welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately catching your attention is the well-proportioned Sitting Room which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows light to flourish into the room. Conveniently located off the Sitting Room is the expansive open plan Kitchen/Dining Room which is a true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated appliances to include in-built oven/hob, microwave, fridge/freezer & dishwasher - the Kitchen provides space, convenience & storage in abundance. The patio doors to the rear, not only allow a wealth of natural light into the room, but in the warmer seasons, roll open the patio doors & step out onto the large patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Retracing our steps back to the Entrance Hallway, you will find a charming Family Room – however, this room could also be adapted to alternative usage such as a ground floor Bedroom or Hobby/Playroom depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation on offer on the ground floor is a downstairs WC.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The expansive Principal Bedroom benefits from in-built storage, plus a stylish en-suite Shower Room comprising of a shower cubicle, WC & wash hand basin. There are 3 further Bedrooms, all of which benefit from in-built storage & completing the accommodation on the upper floor is a modern Family Bathroom, which consists of a bath with over shower, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the house & the property further benefits from a gas central heating system. Viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally, the rear garden offers a large patio area & a lawn with shrubs/borders, a timber shed, greenhouse & an additional outbuilding. To the front, the property boasts a further lawn area & a driveway, offering off-street parking convenience.

The property is situated in a sought-after locale, close to the centre of the historic city of Stirling & offers excellent local shopping facilities, with many of the well-known store's present in the Thistle Shopping Centre. M8 & M9 motorways offer convenient commuting to Glasgow & Edinburgh or by rail (Stirling Station) & good recreational facilities such as indoor bowling, golf, tennis & squash are close by. Primary & Secondary schooling is available nearby, whilst Stirling University is readily accessible with regular bus services available.



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## Ground Floor

### **Entrance Hallway**

### **Sitting Room**

15' 6" x 12' 4" ( 4.72m x 3.76m )

### **Kitchen / Dining Room**

24' 1" max x 11' 10" max ( 7.34m max x 3.61m max )

### **Family Room**

15' 10" max x 7' 2" max ( 4.83m max x 2.18m max )

## **WC**

## Upper Floor

### **Principal Bedroom**

12' 8" max & exc storage x 12' 6" max ( 3.86m max & exc storage x 3.81m max )

### **En Suite Shower Room**

### **Bedroom**

9' 5" max x 9' 4" max & inc storage ( 2.87m max x 2.84m max & inc storage )

### **Bedroom**

13' 11" max & inc storage x 8' max ( 4.24m max & inc storage x 2.44m max )

### **Bedroom**

9' 10" max & exc storage x 7' 11" max ( 3.00m max & exc storage x 2.41m max )

### **Family Bathroom**



welcome to

## Myreton Drive, Bannockburn, Stirling

- A spacious, 4-bedroom detached family home
- Expansive open plan Kitchen/Dining Room
- Contemporary & stylish Kitchen
- Sitting Room & a separate Family Room
- En-suite to Principal Bedroom, Family Bathroom & separate downstairs WC

Tenure: Freehold EPC Rating: C

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

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