



50 DRUMMOND PLACE, GARGUNNOCK, STIRLING, FK8 3BZ
OFFER OVER £445,000





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B-Spoke are delighted to bring to the sales market this rarely available and spacious 5 Bedroom Detached family home.

The property enjoys a cul-de-sac setting amidst a small enclave of similar properties. Early viewing is highly recommended to fully appreciate the size and location of the property on offer.

- 5 Bedrooms
- Open Plan Lounge / Dining Room
- Family Room
- Kitchen & Utility Room
- Master En-Suite Bathroom, Family Bathroom & Cloakroom

Warmth is provided by electric storage heating and a wood burning stove in the Lounge.

The property is situated within the picturesque village of Gargunnoch where the village shop caters for everyday needs with the City Centre of Stirling only a short drive away.

The village is also within easy reach of major road networks to all cities throughout the central belt with main line rail and bus stations found in Stirling City Centre.

Schooling is also available at primary level in the village and secondary schools are in Stirling or Balfron.

VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



The accommodation comprises:

- Welcoming hall with staircase to the first floor. Storage closet in upper and lower hallways.
- Superb Lounge / Dining Room with feature wood burning stove. French doors to rear garden off lounge area and separate french doors to the Conservatory.
- Cosy Family Room with views to the front of the property.
- Spacious fitted Kitchen with an ample array of wall and base units. Integrated extractor hood and dishwasher. Space for gas cooker and fridge freezer. Access to Utility Room with space for washing machine and door leading to the rear garden.
- 5 well-proportioned Bedrooms with ample storage. The downstairs Master Bedroom has an En-Suite Bathroom with white 3-piece suite and over bath electric shower with shower screen.
- Family Bathroom with white 3-piece suite and over bath mains shower with shower curtain.

Externally there is a garden to the front with a driveway and detached double garage with electric door, light and power. The large and private rear garden has stunning views, two sheds currently used for wood storage and large timber garden building with light and power.

DIMENSIONS

Lounge / Dining Room	7.20m x 4.38m
Family Room	3.90m x 3.30m
Conservatory	3.75m x 3.75m
Kitchen	3.68m x 3.68m
Utility Room	3.00m x 1.52m
Master Bedroom	3.40m x 3.40m
En Suite Bathroom	2.36m x 1.80m
Bedroom 2	4.30m x 3.48m
Bedroom 3	4.48m x 2.90m
Bedroom 4	3.60m x 3.28m
Bedroom 5 / Office	2.80m x 2.70m
Family Bathroom	2.44m x 2.30m
Cloakroom	1.69m x 1.40m



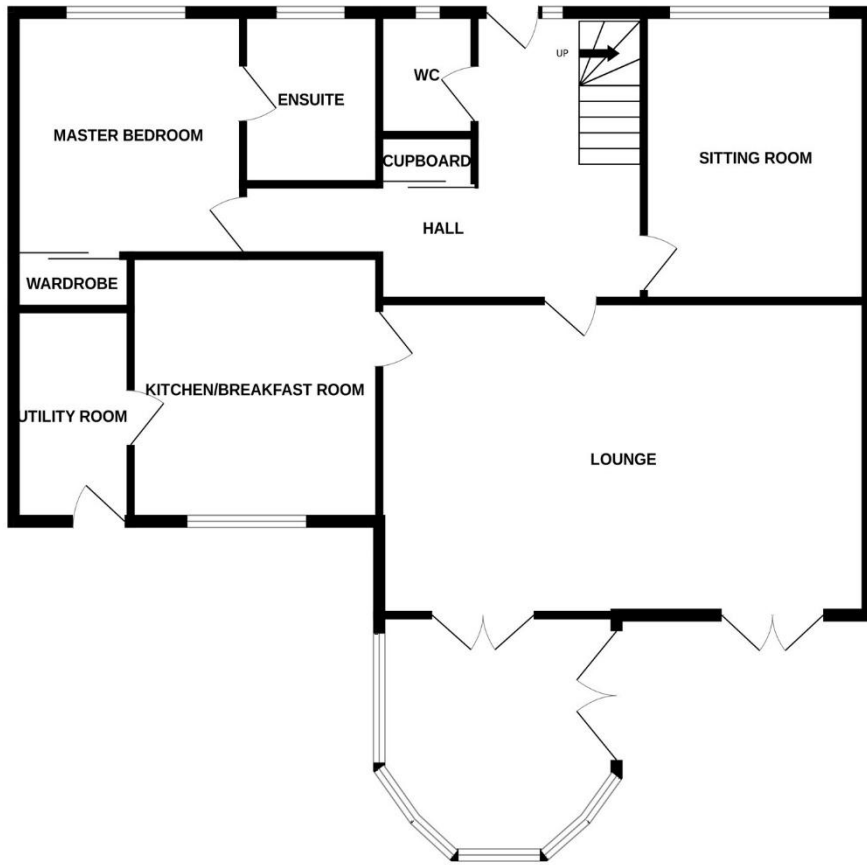




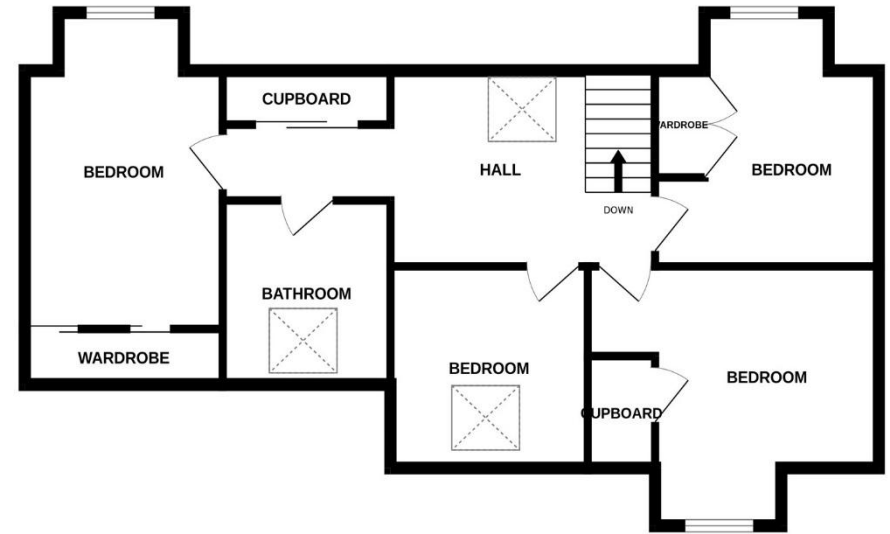
B-Spoke Property
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AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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