



**19 Milne Drive, Redding, Falkirk, FK2 9GT**  
**Offers Over £439,000**



Set within a quiet cul-de-sac in one of Redding's most desirable residential areas, this impressive five-bedroom detached family home occupies a generous corner plot and is presented in true walk-in condition. Extended and thoughtfully designed, the property offers exceptional flexibility, modern finishes, and outstanding outdoor space.

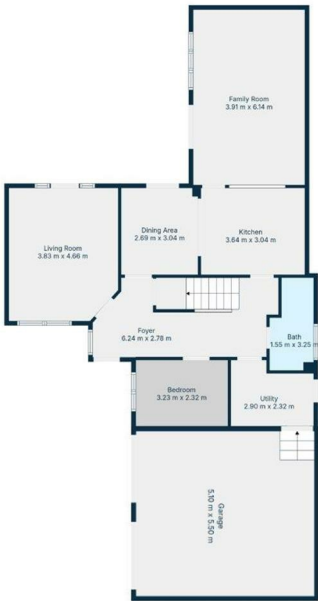
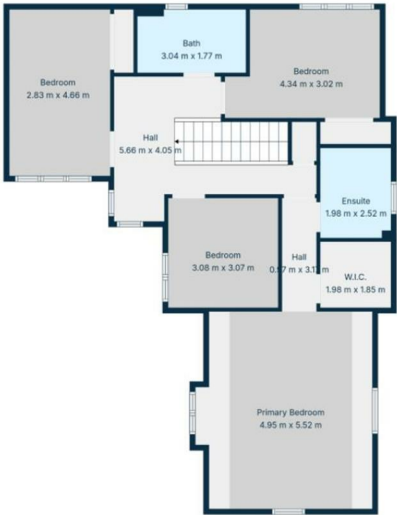
A welcoming entrance hallway leads to a bright dual-aspect lounge with French doors opening onto the rear garden. The heart of the home is the spacious open-plan kitchen, dining, and family area — a superb social space ideal for everyday living and entertaining, complete with integrated appliances and a breakfast bar.

To the front of the property is a highly versatile ground-floor room, suitable for use as a fifth bedroom, home office, snug, or media room. The ground floor is completed by a contemporary shower room, a separate utility room, and internal access to the double integral garage.

Upstairs, four generous double bedrooms are arranged around a central landing. The principal bedroom benefits from a dressing area and a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring both a bath and separate walk-in shower.

Externally, the low-maintenance gardens are designed for year-round enjoyment. A standout feature is the detached outdoor bar and entertainment suite with en-suite facilities, complemented by a private hot tub beneath a bespoke pergola. A large driveway provides ample off-street parking.

Gas central heating and double glazing throughout.  
Council Tax Band: G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	