



Mclaren's Park, Gargunnock, FK8 3DG

welcome to

Mclaren's Park, Gargunnock

Introducing this exquisite & immaculately presented 4/5 bedroom detached bungalow, situated in the highly sought-after village of Gargunnock. 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 bungalow 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



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 or who perhaps require one level living.

Upon entering, you are greeted by an impressive & welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the expansive open plan Kitchen/Dining/Sitting Room which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Sitting Room area creates a central hub for socializing & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst patio doors to the front aspect allows light to flourish into the room & also provides elevated countryside views to enjoy. The Dining area is the perfect space for hosting dinner parties & entertaining with friends & family. The recently refurbished Kitchen is another stand-out feature & 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, fridge/freezer & dishwasher, the Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room with door leading out to the Conservatory situated to the rear of the property. Retracing our steps back to the Entrance Hallway, you will find a Home Office – however, this room could also be adapted to alternative usage such as an additional Bedroom or Hobby/Play Room depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. The Principal Bedroom benefits from in-built wardrobes & an en-suite Shower Room, whilst the remaining 2 Bedrooms are both well-proportioned & also benefits from in-built storage. There is a further room, which is currently being used as a Dressing Room/Walk-in Wardrobe, but again offers alternate usage where required. The Family Bathroom comprises of a bath with over shower, WC & wash hand basin, whilst concluding the accommodation on offers is a separate WC.

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 property & the property further benefits from an oil fired 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 located off the Conservatory & an additional sunken patio area to the side of the home, either of which are ideal for alfresco dining during the summer months, requiring minimal maintenance throughout the seasons; whilst there is also an enclosed lawn area. To the front, the property boasts a well-stocked garden area & a private monoblocked driveway, offering off-street parking convenience leading to a double integral garage.

Gargunock is a sought after village, conveniently situated between Stirling and Kippen. Amenities include a village primary school, church, pub & shop. The secondary school catchment is Stirling High School with a bus service for pupils. The historic city of Stirling, which is a short journey away, offers excellent local shopping facilities with many of the well-known stores located in the Thistle Marches Shopping Centres. M8 and M9 motorways offer commuting to Glasgow and Edinburgh by rail (Stirling Station) or bus.



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Entrance Hallway

Open Plan Kitchen/Dining Area

21' 11" x 14' 4" (6.68m x 4.37m)

Sitting Area

19' 5" max x 15' 4" max (5.92m max x 4.67m max)

Utility Room

Conservatory

Wc

Principal Bedroom

15' 4" max & exc wardrobe x 11' 5" (4.67m max & exc wardrobe x 3.48m)

En Suite Shower Room

Bedroom

13' 2" x 9' 4" exc storage (4.01m x 2.84m exc storage)

Bedroom

14' 11" max x 9' 10" max (4.55m max x 3.00m max)

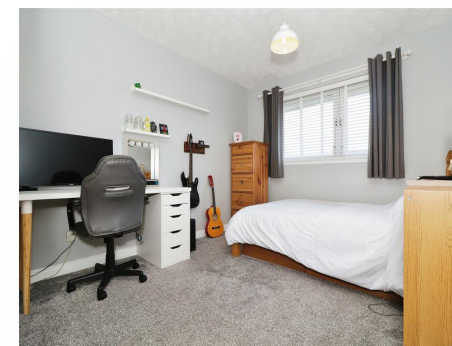
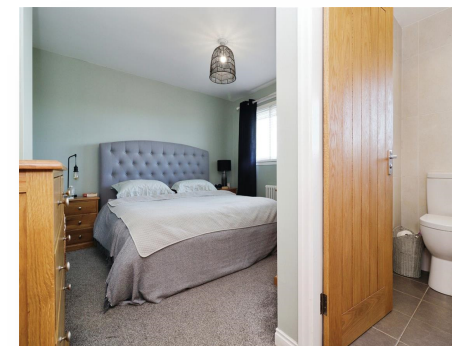
Office/Bedroom

12' 5" max x 9' max (3.78m max x 2.74m max)

Walk-In Wardrobe/Bedroom

9' 2" x 6' exc wardrobe (2.79m x 1.83m exc wardrobe)

Family Bathroom



welcome to

Mclaren's Park, Gargunnoch

- A spacious, 4/5 bedroom detached bungalow
- Expansive open plan Kitchen/Dining/Sitting Room, with elevated countryside views to the front aspect
- Contemporary refitted Kitchen
- En-suite to Principle Bedroom, Family Bathroom & separate WC
- Utility Room & Conservatory

Tenure: Freehold EPC Rating: D

offers over

£420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110226 - 0003

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