



*A rare opportunity to secure a three-bed detached house with generous grounds*



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McEwan Fraser Legal is delighted to present Norda Brentham Crescent to the market. Nestled in a rarely available and highly sought-after location, this detached three-bedroom home offers an exciting chance to create a truly special residence. Set on a generous plot, the property enjoys expansive outdoor space, providing ample potential for extension, reconfiguration, or simply enhancing the existing home to suit individual tastes and needs.

# THE LIVING ROOM



The well-balanced layout provides a fantastic foundation, featuring a spacious living area that flows seamlessly into a dedicated dining room—perfect for both everyday living and entertaining.

# THE DINING ROOM



# THE KITCHEN



The kitchen, positioned for practicality, offers direct access to the generous rear garden, allowing for easy indoor-outdoor living and the opportunity to adapt or extend.





Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with a family bathroom completing the upper level.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





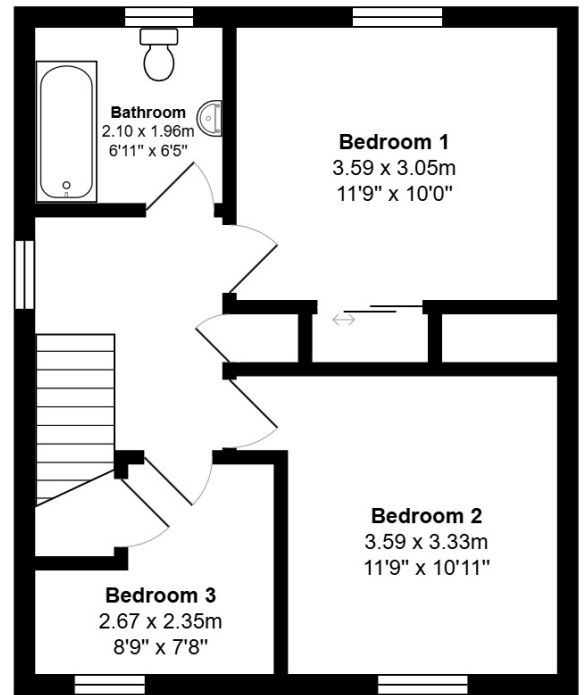
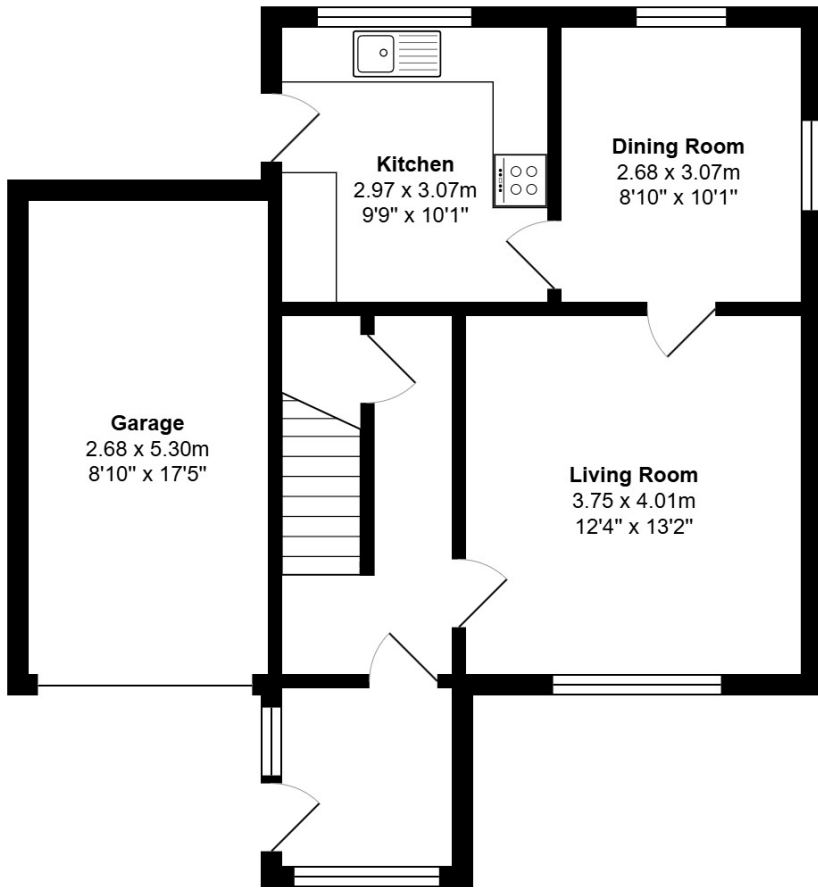
Externally, the property benefits from a sizeable driveway with ample off-road parking and a garage, which could be utilised for storage, conversion, or further development. The generous wraparound garden ensures privacy and flexibility, offering a wealth of possibilities for those looking to make the most of the space.

With the opportunity to refresh and modernise to personal taste, this home provides an excellent chance to add value and create something unique. Offering both space and versatility in abundance, it is a rare find in a peaceful yet well-connected setting, making it an appealing prospect for those looking to establish a long-term home with room to grow.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Set within the historic and highly desirable city of Stirling, this property enjoys a prime location that offers both tranquillity and convenience.





The area is well known for its blend of charming residential streets, excellent local amenities, and strong transport links, making it a sought-after choice for families, professionals, and those looking to settle in a well-connected yet peaceful environment. With Stirling's rich cultural heritage, stunning landscapes, and proximity to major cities such as Glasgow and Edinburgh, this location provides the perfect balance between modern living and historic charm.



# McEwan Fraser Legal

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