



# 32 STATION ROAD

Whitecross, Linlithgow, Falkirk, EH49 6LA



1

Public Room



3

Bedrooms



2

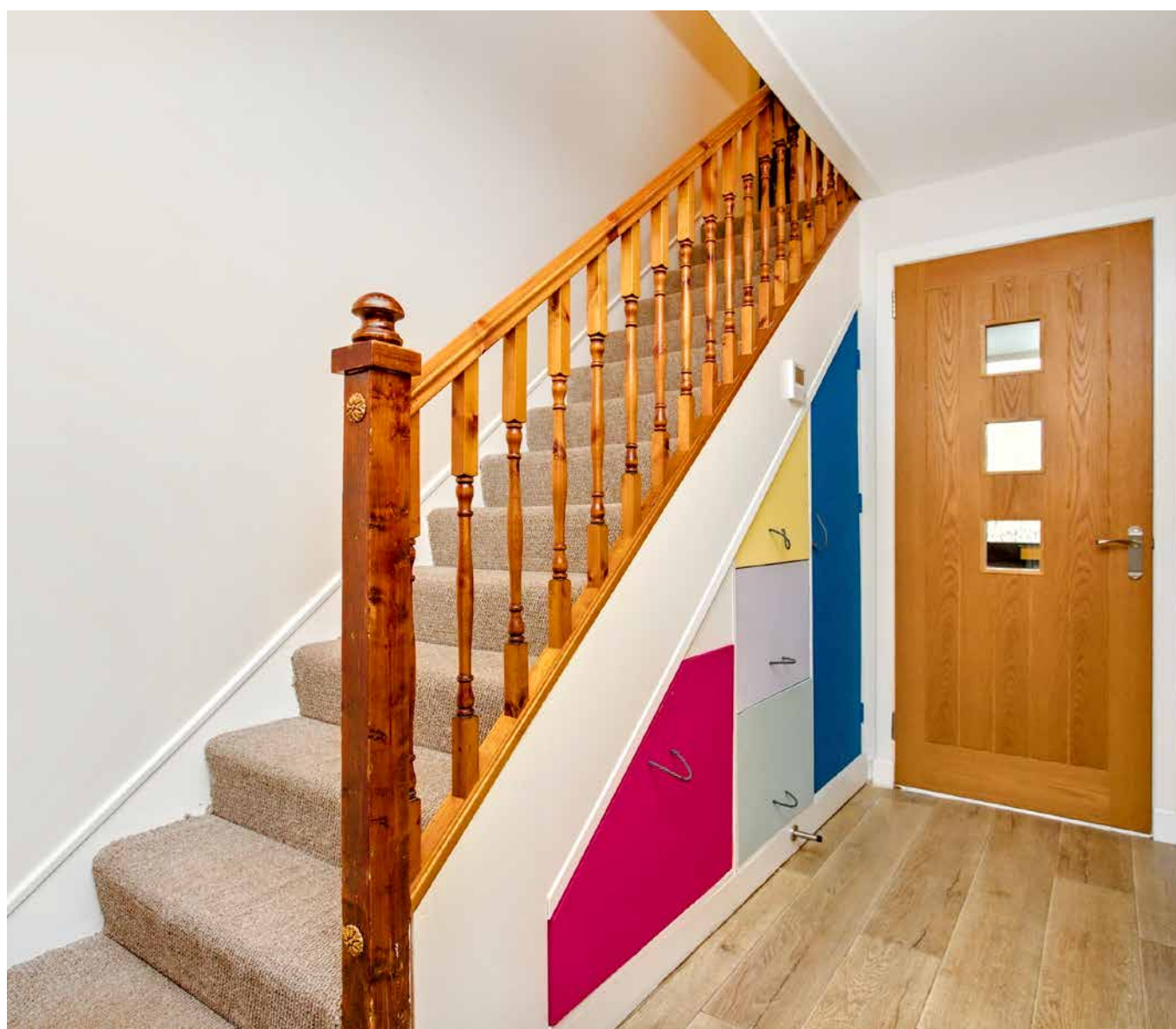
Bathroom

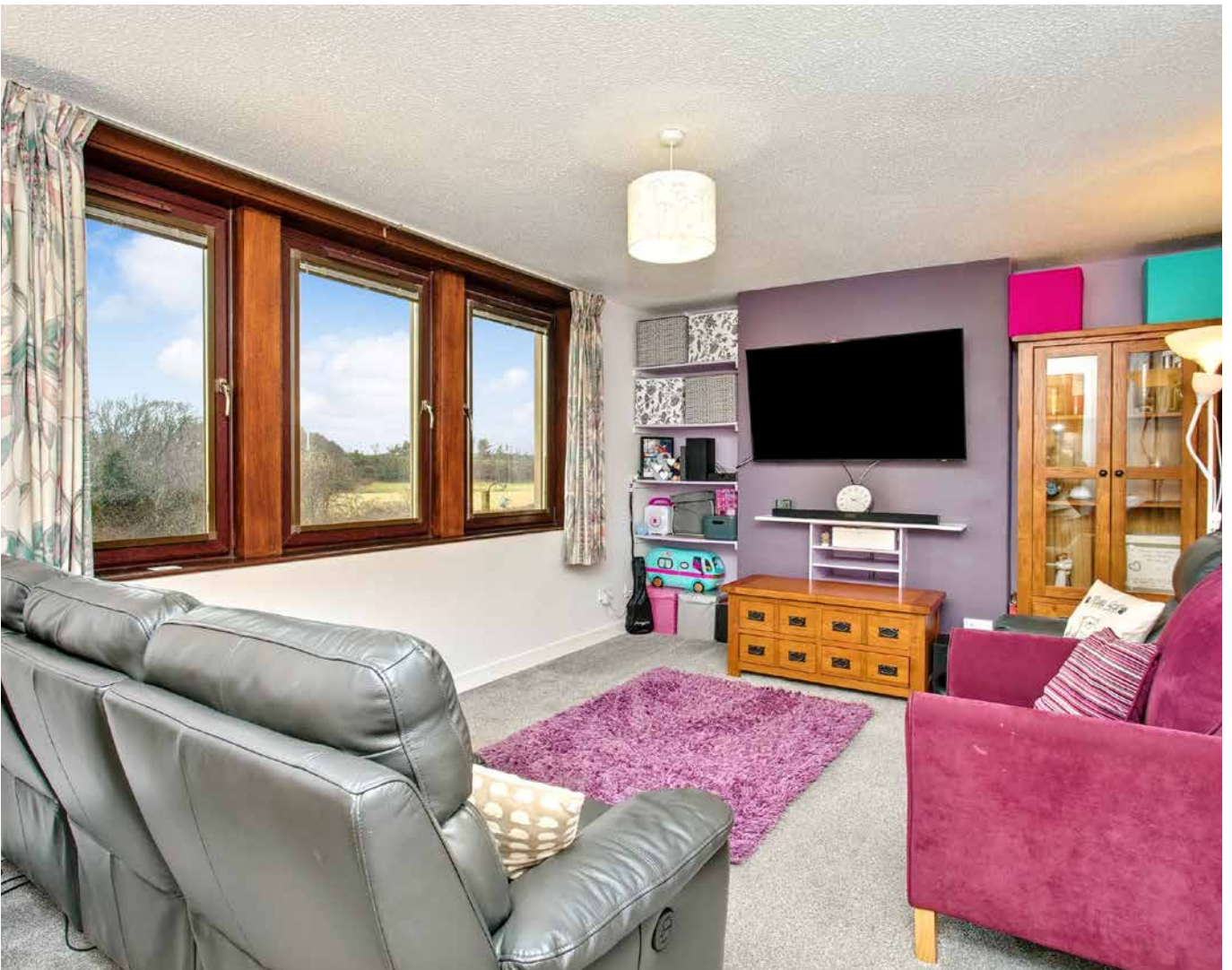




## 32 STATION ROAD

This semi-detached house enjoys a peaceful village setting overlooking open countryside and just 18 minutes' drive from the charming town of Falkirk. It offers space and convenience for families with three bedrooms, plentiful built-in storage, a first-floor shower room, and a ground-floor bathroom. There is also a bright and spacious living room taking full advantage of the rural outlook, plus a south-facing dining kitchen opening onto the generous enclosed gardens that are easy to maintain. Additionally, there is ample unrestricted parking on-street.





**B**  
EPC  
RATING

**A**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Peaceful village setting with elevated rural views
- Semi-detached house ideal for families
- Entrance vestibule and hall, both with storage
- Bright and spacious living room
- South-facing dining kitchen with garden access
- Two double bedrooms with good storage
- One single bedroom
- First-floor shower room
- Ground-floor bathroom
- Generous enclosed gardens, south-facing to the rear
- Unrestricted on-street parking
- Air source heat pump, solar panels, and double glazing





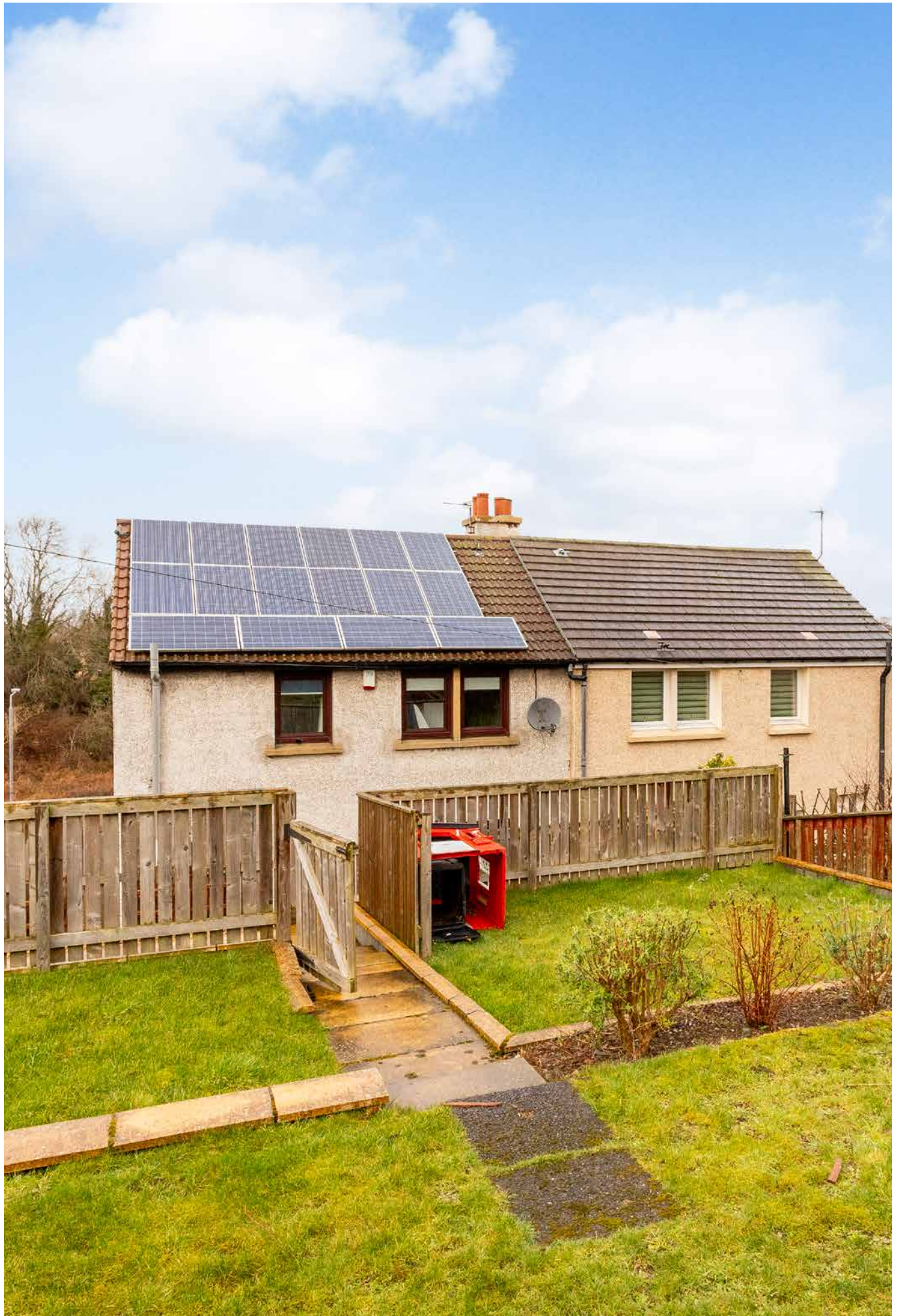






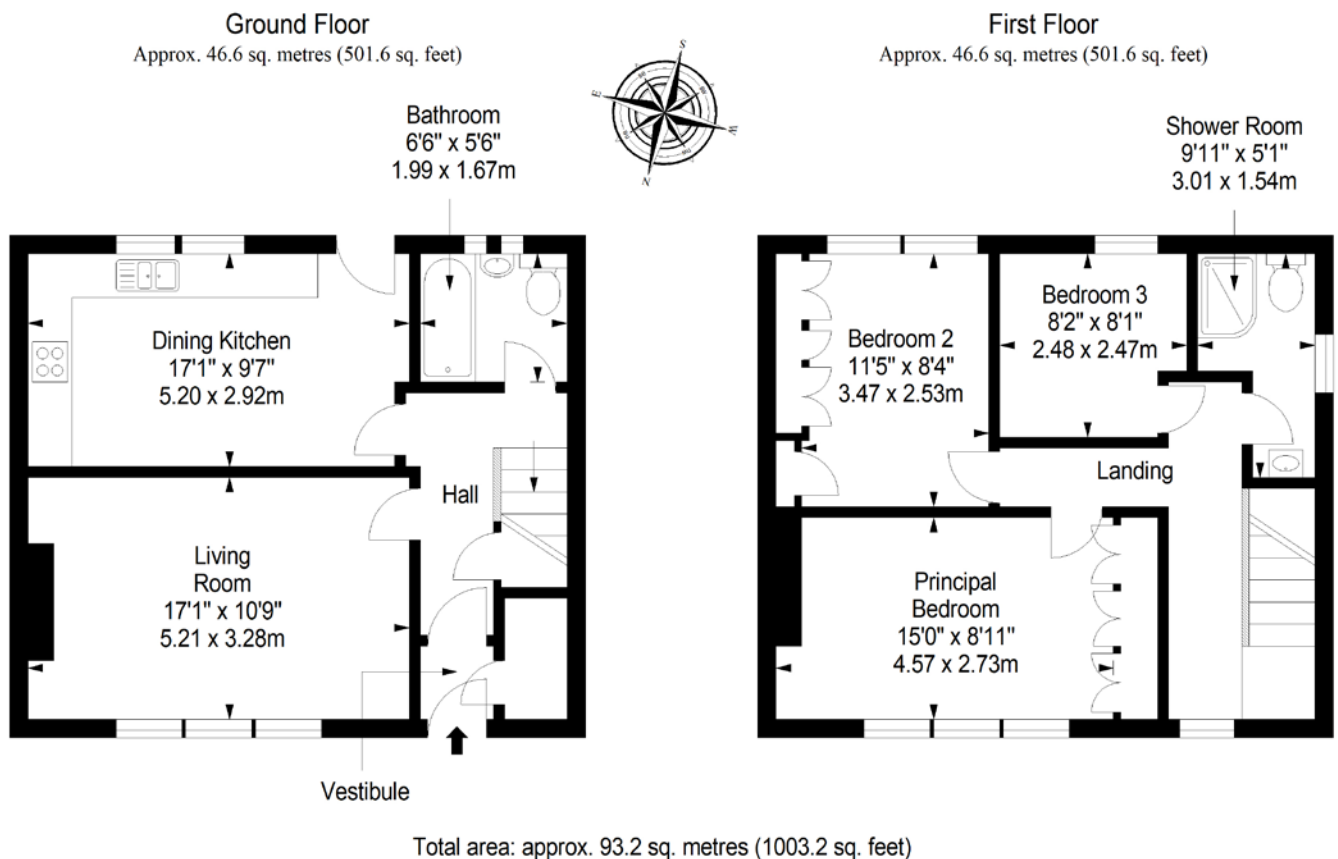
Extras: All fitted floor coverings and light fittings are included.





# FALKIRK, WEST LoTHIAN

Enjoying a prime central location in the heart of the Forth Valley, the thriving town of Falkirk promises a desirable lifestyle and a well-connected base for families and commuters. Home to a fabulous range of amenities and leisure activities, the town centre offers excellent high-street shopping, independent retailers, restaurants, cafes and bars, whilst the Central Retail Park provides more extensive retail opportunities, including a Marks and Spencer Foodhall, a further selection of eateries, and a 12-screen cinema. Falkirk Town Hall is a multi-purpose arts and cinema venue which runs regular productions throughout the year and the town regularly hosts a number of community events including the Vibration Music Festival and the popular monthly Farmers' Market. For fitness enthusiasts, the Bannatyne Health club boasts a state-of-the-art gym, a swimming pool and a spa, whilst Falkirk Golf Club's eighteen-hole course is open most days of the year. The renowned Helix Ecopark offers a wonderful setting for cyclists, walkers and runners and is the home of the famous Kelpies, and the Polmonthill Ski Centre is a short drive away. Education is provided by a number of reputable primary and secondary schools, with higher education available at Forth Valley College. Independent schooling and university options are found in Stirling, Edinburgh and Glasgow. Falkirk is well-connected via road and rail, with a regular local bus network and swift commuting links provided by the M8 and the M9 motorways. The town is served by two mainline railway stations, with direct services to London, whilst Edinburgh and Glasgow airports are a short drive away.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.