



 **O'MALLEY**

4 Mellock Crescent
Falkirk, FK2 0RH

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Description

O'Malley Property are thrilled to present to the market this spacious and beautifully laid out family home situated in the sought-after Mellock Crescent, Maddiston.

Sitting proudly on a generous corner plot, this impressive property offers well-proportioned living spaces across two levels, making it ideal for growing families or those looking for more room to enjoy.

The ground floor opens with a bright and welcoming hallway leading to a comfortable sitting room, complete with bay windows that flood the space with natural light. A separate dining room flows through to a large, modern kitchen that is perfect for family meals or entertaining guests. Adjacent to the kitchen is a practical utility room with access to the rear garden, and a downstairs W/C for added convenience. To the rear of the home, a substantial living room offers a relaxing space for gatherings, also with access to the garden, making it the heart of the home.

Upstairs, the accommodation continues to impress with four generous bedrooms. The principal bedroom benefits from its own en-suite and a walk-in storage area, offering a private retreat for the homeowners. Bedroom two is also a spacious double and shares access to a well-appointed family bathroom with the remaining two bedrooms. Additional storage spaces are cleverly incorporated throughout the first floor, ensuring there is plenty of room for family life without compromising on style or comfort.

The rear garden offers a peaceful and secure outdoor space for children to play or for entertaining in the warmer months. Being a corner plot, the garden enjoys a greater sense of openness and privacy, with scope for further landscaping or customisation if desired. The detached double garage adds to the practicality of this home, providing excellent storage or workshop potential, and the wide driveway offers ample off-street parking for multiple vehicles.



“Spacious Property”

Location

Mellock Crescent is located in the friendly and well-connected village of Maddiston, just a short drive from Falkirk and within easy reach of motorway links for commuting to Edinburgh, Glasgow, and beyond. The area is known for its strong sense of community, with nearby parks, reputable schools, and local amenities catering well to families. It's a peaceful setting without being far from all the conveniences of modern living.

This home offers the perfect balance of space, style, and location, and must be viewed to fully appreciate everything it has to offer.

Living Room

16'11" x 12'4"

Kitchen

12'4" x 11'0"

Utility

6'11" x 6'3"

Dining Room

12'4" x 8'8"

Sitting Room

10'1" x 8'3"

Bedroom 1

12'3" x 11'9"

En-Suite

7'1" x 6'4"

Bedroom 2

11'5" x 10'2"

Bedroom 3

11'9" x 8'4"

Bedroom 4

10'8" x 8'4"

W/C

5'3" x 3'11"

Bathroom

8'4" x 6'6"

Home Report

The home report is available upon request.

Fixtures & Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.

Misdescription Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



Offers Over £339,995

Viewing 9am - 9pm 7 days a week

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.

