



46 Watson Street, Falkirk FK2 7HA

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Key Features

- 3 Bedroom Semi-Detached Victorian Home
- Beautifully Presented & Upgraded Throughout in Recent Years
- Sleek German Kitchen with High End Appliances
- Front Facing Lounge with Picturesque Bay Window
- Family Room or Option for 4th Bedroom
- Modern Family Bathroom
- Upgraded While Retaining Victorian Features
- Fully Enclosed Patio & Rear Garden
- 5-min Walk from Train Station, 3-min Walk from Supermarket
- Use Ext *997 When Calling



Step into this elegant 3-bedroom semi-detached Victorian home. With its striking sandstone frontage, period charm, and an impressive list of modern upgrades, 46 Watson Street effortlessly balances heritage character with contemporary comfort.





A Home That Truly Stands Out

With its blend of Victorian elegance, modern upgrades, and a prestigious location, this home presents a rare chance to secure a lifestyle address that buyers consistently rate among Scotland’s most desirable. Whether you’re drawn to the aesthetic charm, the high-quality finishes, or the exceptional location, this is a home you'll be proud to make your own.

Property Highlights

- Charming Victorian character
- Attractive sandstone façade offering timeless kerb appeal
- Two welcoming reception rooms, both featuring fireplaces
- Family Room, or the option of a 4th bedroom
- West-Facing Lounge bathed in afternoon and evening sun

Additionally, there is extensive under-house storage, ideal for tools, hobbies, or seasonal items.

Three Bedrooms

- Two generous doubles
- A versatile third bedroom – ideal as a single room, child's room or home office

The bathroom has also been modernised in recent years, with a tasteful, neutral design in keeping with the upgrades throughout. The bathroom comprises a bath with waterfall shower over, including a hand-held showerhead attachment, sink with vanity storage, illuminated mirror, WC and heated towel rail.

Exceptional Modern Kitchen - Thoughtfully designed and fully upgraded, the kitchen offers:

- Quartz worktops and sleek contemporary German cabinetry
- Siemens Integrated appliances: two ovens, induction hob, fridge freezer, dishwasher, washing machine, and wine cooler
- Light-filled space with French doors leading to the patio

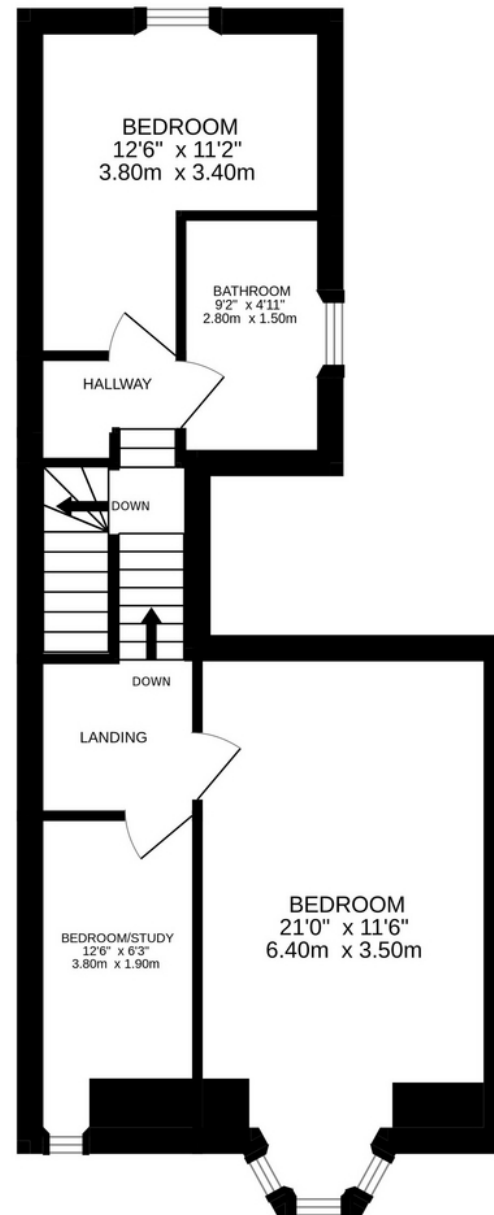
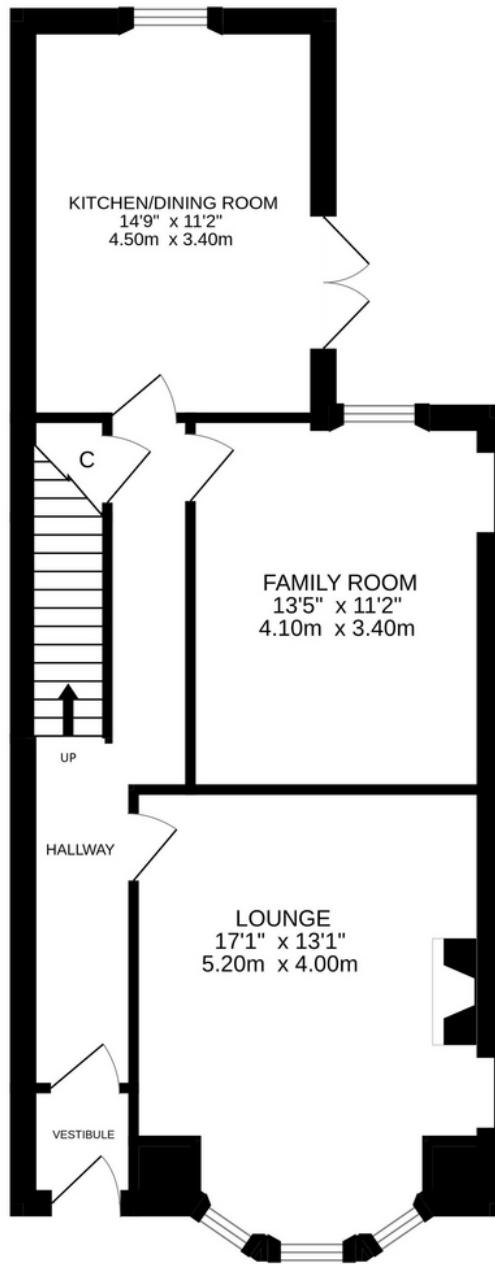
Major Upgrades for Peace of Mind

- New roof
- New windows
- New kitchen in recent years
- Engineered wood flooring

Beautiful Outdoor Living

- East-facing garden perfect for morning sun
- Decking area ideal for relaxing or entertaining
- Mature apple tree adding charm and seasonal interest
- Direct patio access from the kitchen for seamless indoor-outdoor living





The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items should be negotiated separately.

- **Council Tax Band:** D
- **EER Band:** D
- **Heating:** Gas Central Heating
- **Water & Sewage:** Mains
- **Tenure Type:** Freehold
- **Council Authority:** Falkirk

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.