

## A Beautifully Presented 4 Bed Terraced Family Home

Located in the popular Maddiston area of Falkirk (FK2 0WB), this property offers an excellent opportunity for a variety of buyers. Whether you're a family, first-time buyer, investor, or looking to downsize, this home is well-suited to your needs. Rodaidh MacDonald and RE/MAX Property are delighted to present this three-bedroom terraced home to the market. The accommodation comprises:

Entrance Hallway

Dining Lounge

Kitchen

Living Level Toilet

4 Double Bedrooms

Family Bathroom

Front and Rear Garden

GCH and DG

Freehold Property.

Council Tax Band D.

Factor Fees

EPC B.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Maddiston is a popular and expanding residential village on the south-eastern edge of Falkirk, offering a welcoming community feel with convenient access to nearby towns and transport links. The area is well

### Entrance vestibule

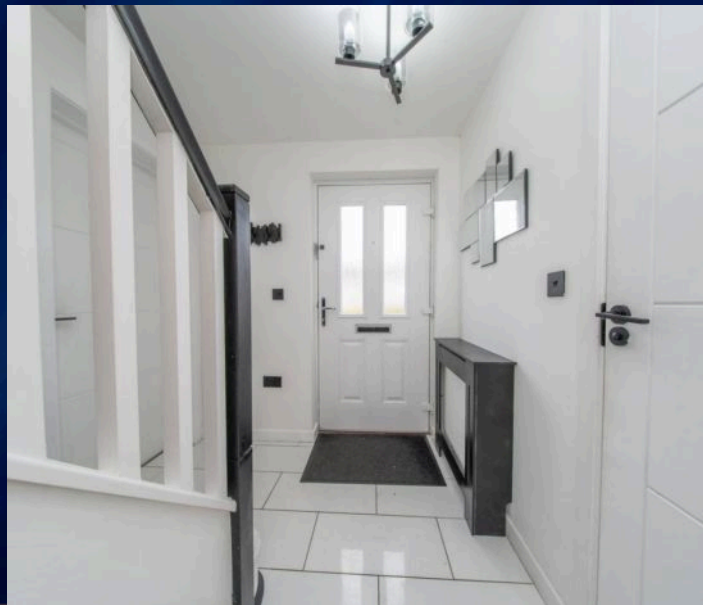
The property opens into a bright and welcoming entrance vestibule, setting the tone for the home's modern finish. A wooden front door with glazed panels allows light to filter through, complemented by a letterbox and chain lock for practicality and security. The tiled flooring offers a sleek, low-maintenance surface, while a radiator with cover adds both warmth and style. Fitted power points, a ceiling light, and a smoke detector complete this well-designed space, combining comfort with everyday functionality.

### Wc

2.116m x 1.049m (06'11" x 03'05") This bright and immaculately presented downstairs WC features modern half-height tiled walls and a co-ordinating tiled floor, creating a sleek and low-maintenance finish. A white pedestal sink and back-to-wall toilet provide a clean, contemporary look, while the glazed window to the front allows for natural light and ventilation. A wall-mounted radiator completes the space, ensuring warmth and comfort.

### Diner lounge

5.144m x 3.200m (16'10" x 10'06") This inviting lounge and dining space blends modern style with everyday practicality. Finished with laminate tile-effect flooring, the room features a striking accent wallpapered wall complemented by three bright white walls, creating a clean and contemporary atmosphere. A large triple window floods the space with natural light, while ceiling downlights offer a soft, even glow in the evenings. Additional features include a wall-mounted radiator, power points, thermostat, and smoke detector, along with practical understairs storage to help keep the room neat and well organised.





### Kitchen

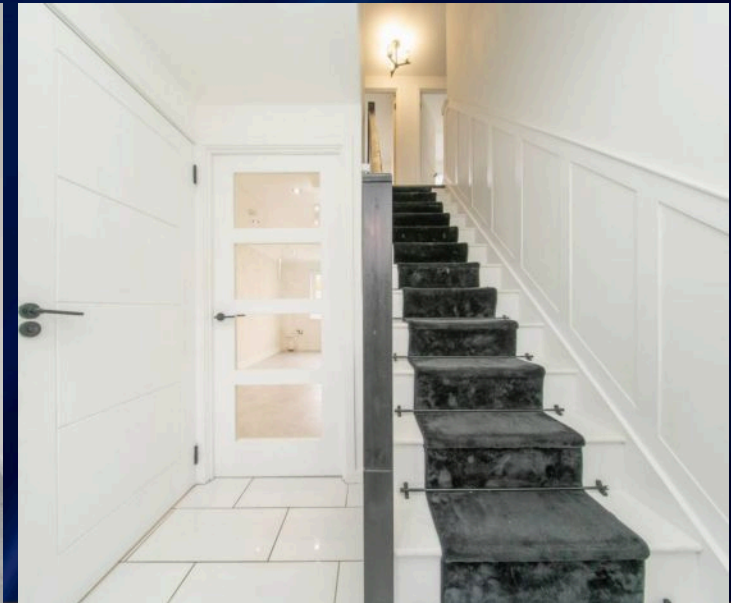
3.573m x 2.473m (11'08" x 08'01") This bright and contemporary kitchen is designed with both style and practicality in mind. It features white gloss wall and base units with contrasting black handles and light worktops, creating a clean, modern finish. The space includes a built-in electric oven, four-burner gas hob with extractor hood, integrated dishwasher, washing machine, and fridge-freezer. A one and a half stainless-steel sink with drainer is set within the worktop layout for convenience. The room is completed with white tiled flooring, a ceiling-mounted light fitting, and a radiator, offering a bright, functional environment ideal for everyday use.

### Bedroom 4

4.930m x 2.350m (16'02" x 07'08") A bright and versatile fourth bedroom finished in white décor with laminate tile-effect flooring, offering a fresh and modern look. The room benefits from a triple window that allows plenty of natural light, along with ceiling downlights and a ceiling-mounted smoke detector for safety. A built-in mirrored wardrobe provides excellent storage, housing the boiler neatly within. Additional features include a radiator for warmth and multiple power points for convenience, making this a flexible space ideal as a bedroom, home office, or study.

### Stairs and landing

The staircase features white wooden steps with a black carpet runner held in place by stair rods, creating a striking contrast and adding a touch of character. The upper landing continues the bright décor with wood-effect vinyl flooring laid in a herringbone pattern. A ceiling-mounted light fitting and smoke detector provide illumination and safety, while a built-in cupboard at the end of the hallway offers convenient storage for everyday essentials, keeping the space neat and organised. The landing leads to the upper floor rooms, maintaining a contemporary flow.



### Family bathroom

2.074m x 1.923m (06'09" x 06'03") This beautifully finished bathroom combines modern style with everyday comfort. The space features marble-effect wall and floor tiles, giving a sleek, high-end look throughout. A white bath is fitted with a matt black overhead shower and matching fittings, adding a contemporary contrast. The vanity unit with inset sink offers both storage and clean lines, while ceiling downlights and an extractor fan ensure the room remains bright and well ventilated. A matt black towel radiator, positioned behind the door, completes this elegant and practical design.

### Bedroom three

2.855m x 2.485m (09'04" x 08'01") Decorated with white painted walls and a soft grey carpet, this bright room enjoys natural light from a double window overlooking the rear of the property. There is a modern ceiling-mounted pendant light, a radiator positioned behind the door, and ample power points throughout.

### Bedroom two

Good-sized double bedroom with white painted walls and herringbone-style laminate flooring. The room benefits from a double window overlooking the front of the property, a ceiling pendant light, radiator, and convenient power points.

### Bedroom one

3.610m x 2.506m (11'10" x 08'02") Spacious double bedroom with grey carpeted flooring and white painted walls, featuring one patterned feature wall. A triple window overlooks the front of the property, providing excellent natural light. The room includes a built-in mirrored double wardrobe, radiator, ceiling-mounted light fitting, powerpoints and CO<sub>2</sub> monitor, with additional storage space above the stair bulkhead.

### En suite

2.097m x 1.560m (06'10" x 05'01") Modern shower room finished with white tiled flooring and grey wall tiling around the shower and sink area. Includes a pedestal sink with mixer tap, back-to-wall toilet, and corner shower enclosure with tiled surround. There is an extractor fan, ceiling-mounted light fitting, downlight over the shower, heated towel rail, and a fully glazed window overlooking the front of the property.



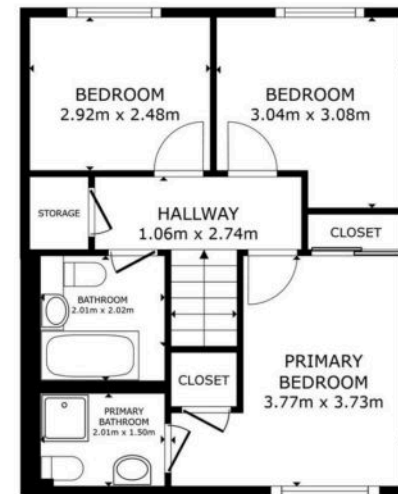




FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 47.7 m<sup>2</sup> FLOOR 2 45.3 m<sup>2</sup>  
TOTAL: 93.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 47.7 m<sup>2</sup> FLOOR 2 45.3 m<sup>2</sup>  
TOTAL: 93.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## RE/MAX Property

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