



MURRAY PROPERTY



# 32 Pirleyhill Gardens, Falkirk, FK1 5NB

Offers Over £208,000

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MURRAY PROPERTY proudly presents this exceptional three-bedroom semi-detached home with garage, ideally located in the hugely sought-after Pirleyhill Gardens, Central Falkirk. Perfectly positioned within one of Falkirk's most desirable residential pockets, this stylish home combines modern comfort, practical family living, and unbeatable convenience, making it a must-see for commuters and families alike.

Set within the catchment for the highly regarded Comely Park Primary School and just a short stroll to Falkirk High Station, this home offers the best of both location and lifestyle.

#### Ground Floor:

Welcoming entrance hallway setting the tone for the contemporary interiors throughout  
Bright and spacious front-facing lounge and dining area, ideal for family relaxation and entertaining  
Well-appointed fitted kitchen with excellent storage and workspace

#### Upper Level:

Three generously proportioned bedrooms, all tastefully decorated and ready to move into  
Stunning brand-new family bathroom featuring high-spec fixtures and a sleek, modern finish  
Excellent integrated storage throughout the property

#### External Features:

Beautifully maintained gardens to the front and rear, with the rear garden enjoying a southerly aspect, perfect for sunny days and outdoor entertaining  
Slabbed sun terrace, ideal for alfresco dining and relaxing  
Private driveway and garage providing secure parking and additional storage  
Exceptional views and easy access to scenic local walks





Approximate Gross Internal Area (Excluding Garage) = 84.6 sq m / 911 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID1193679 / Ref:90434)

- Immaculately presented and in true walk-in condition
- Gas central heating & double glazing throughout
- Newly renovated family bathroom with luxury finish
- Highly desirable residential location with excellent school catchment



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