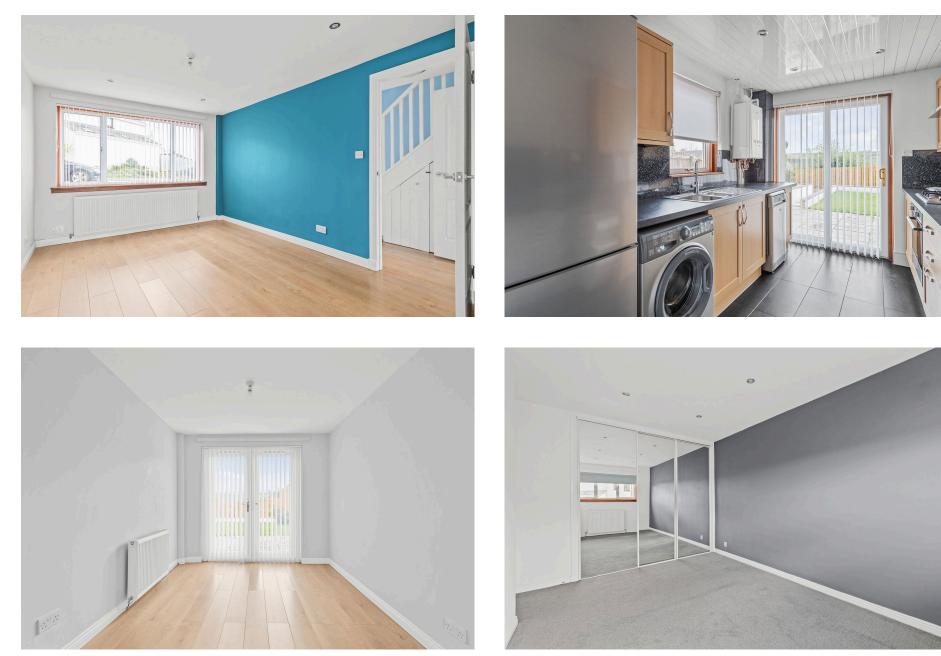




## **32 Pirleyhill Gardens, Falkirk, FK1 5NB** Offers Over £208,000

**№** 3 **№** 1 **№** 2



MURRAY PROPERTY proudly presents this exceptional threebedroom 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







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

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





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Expert marketing, tailored service, and unbeatable exposure to maximise your home's value.