



Flat 3, 8 The Maltings, Falkirk

Offers Over – £130,000

Prime Location – Situated in the heart of Falkirk, just a short walk from the High Street, Falkirk Grahamston Train Station, and local amenities. Ideal for commuters and town-centre living.

- River Carron Views – Enjoy peaceful, elevated views directly over the River Carron and surrounding mature greenery from your own private balcony.
- Private Balcony – A rare find, this spacious outdoor area is perfect for relaxing with a coffee or entertaining with a scenic backdrop.
- Modern Open-Plan Living – Stylish and sociable layout with a bright kitchen/lounge/diner, complete with integrated appliances and full-height glass doors to the balcony.



Mason Homes are delighted to present to the market this beautifully appointed two-bedroom apartment, perfectly positioned within the prestigious 'The Maltings' development in Falkirk.

Council Tax band: D

Tenure: Freehold

- Prime Location – Situated in the heart of Falkirk, just a short walk from the High Street, Falkirk Grahamston Train Station, and local amenities. Ideal for commuters and town-centre living.
- River Carron Views – Enjoy peaceful, elevated views directly over the River Carron and surrounding mature greenery from your own private balcony.
- Private Balcony – A rare find, this spacious outdoor area is perfect for relaxing with a coffee or entertaining with a scenic backdrop.
- Modern Open-Plan Living – Stylish and sociable layout with a bright kitchen/lounge/diner, complete with integrated appliances and full-height glass doors to the balcony.
- Two Double Bedrooms – Both including fitted wardrobes and the generous principal bedroom including a sleek ensuite.
- Excellent Storage & Secure Entry – Large walk-in storage cupboard, built-in wardrobes, and a secure door entry system for peace of mind.

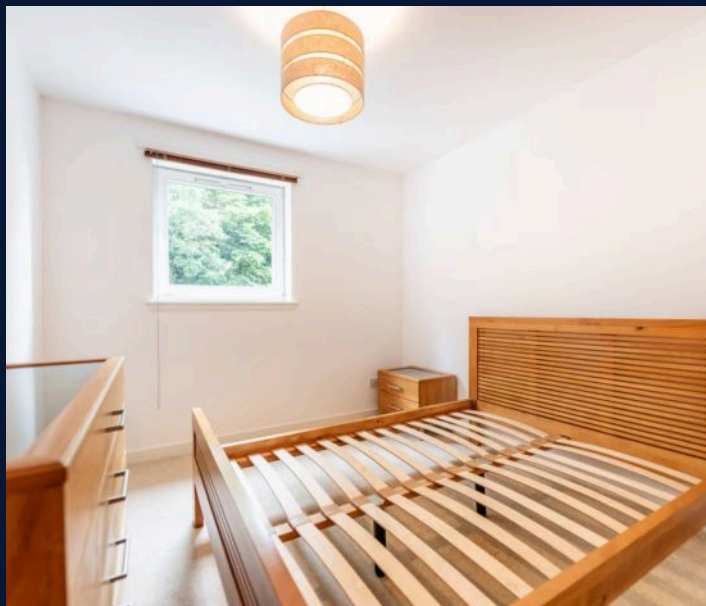


Lounge / Kitchen / Diner

A generous and contemporary open-plan space designed for both relaxation and entertaining. The lounge area is beautifully styled with sleek flooring, neutral décor, and ample space for a large corner sofa and media unit. Floor-to-ceiling windows flood the room with natural light. The modern kitchen is fitted with a range of light wood-effect cabinets, contrasting worktops, and integrated appliances including an oven, gas hob with stainless steel extractor, fridge freezer, and washing machine. There is plenty of worktop space and under-unit lighting, ideal for everyday use or hosting guests. The dining area comfortably accommodates a table and chairs, making this a truly versatile and social living space. Patio doors open out to a private balcony overlooking the tranquil river and surrounding greenery. A perfect spot for morning coffee or evening drinks, this elevated outdoor space offers peaceful views and the soothing sounds of nature - a true extension of the living area.

Master Bedroom

Bright and beautifully appointed, the principal bedroom is a serene retreat featuring a large picture window that frames peaceful woodland views. The room boasts ample space for a large double bed and is enhanced by built-in mirrored wardrobes, offering excellent storage while maximising light and space. Complete with soft neutral décor, plush flooring, and a private en-suite, this inviting space blends comfort with contemporary style.

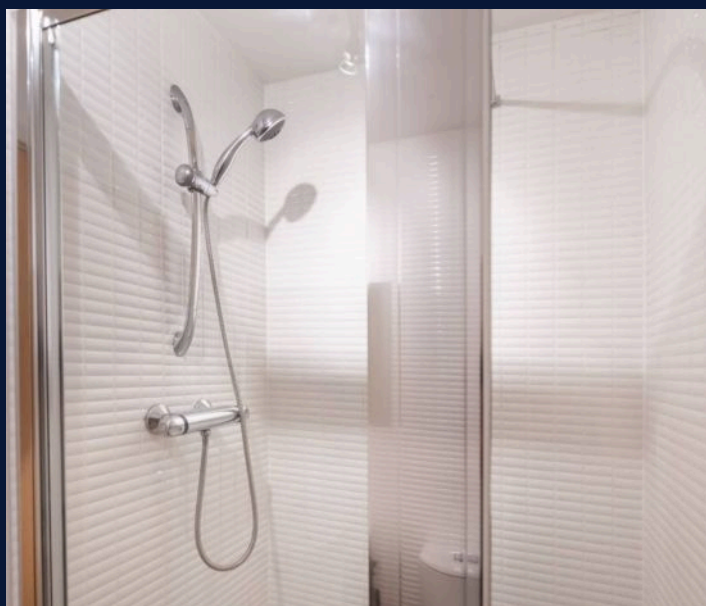


En-Suite

The en-suite is finished in a soft neutral tile, creating a serene and spa-like ambiance. A sleek white three-piece suite comprises a deep panelled bath with chrome mixer tap, a contemporary floating vanity with inset basin and marble-effect worktop, and a concealed cistern WC. The space is completed with wood-effect flooring and a large mirrored wall, enhancing both light and space.

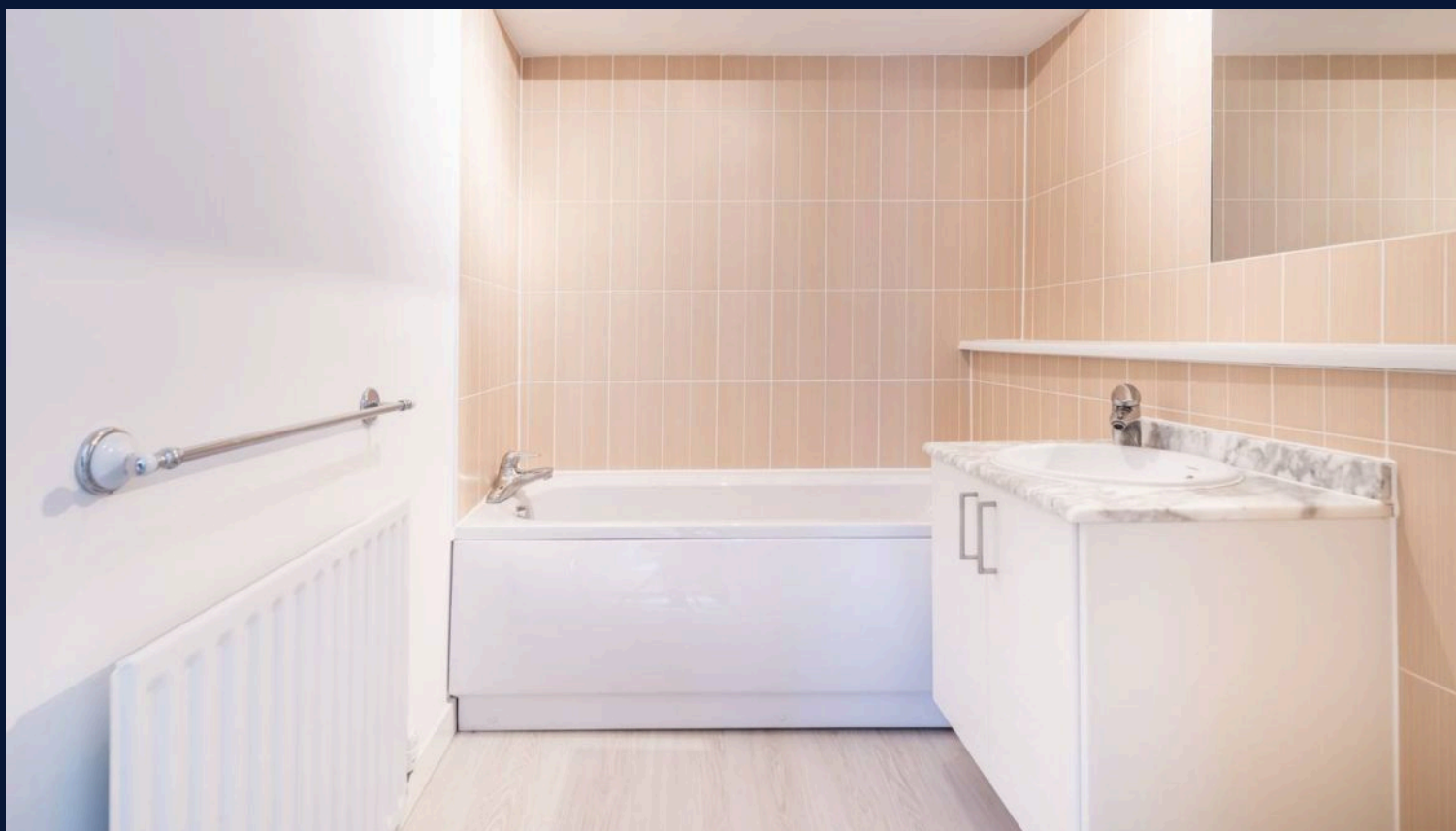
Bedroom Two

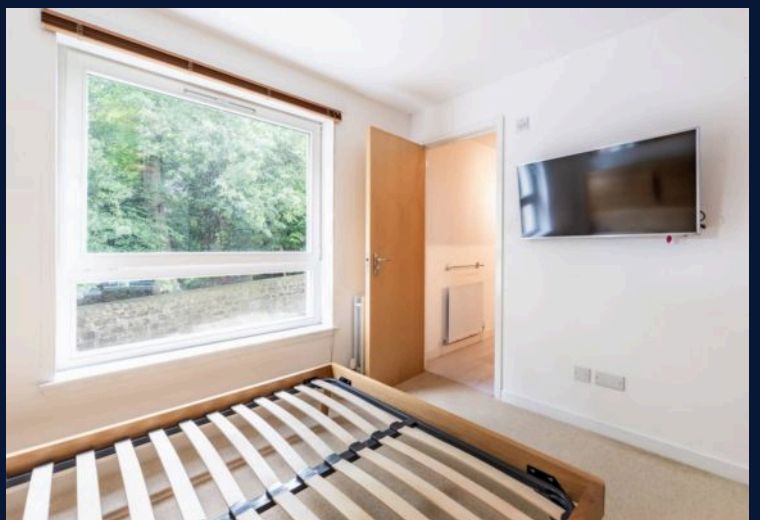
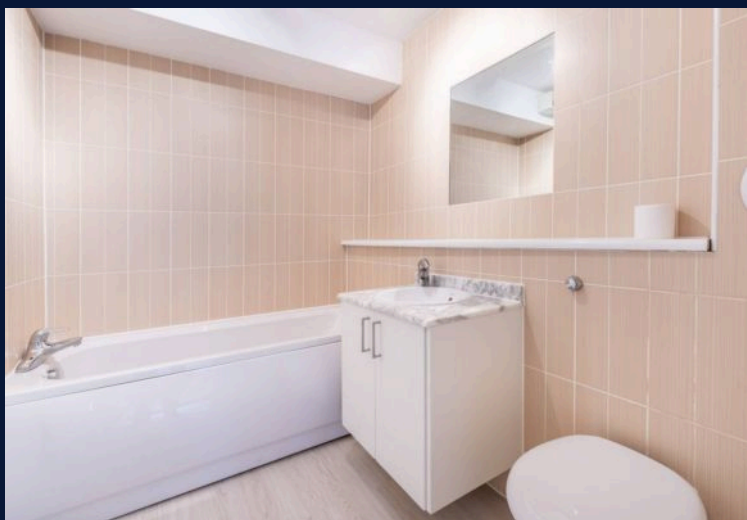
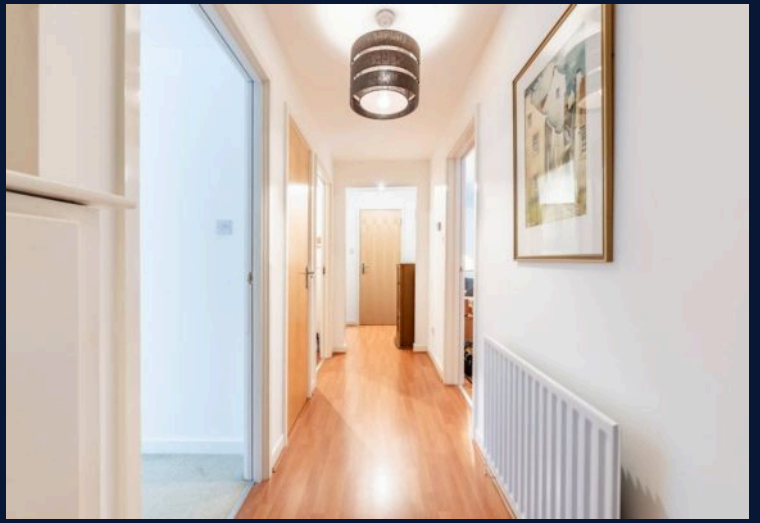
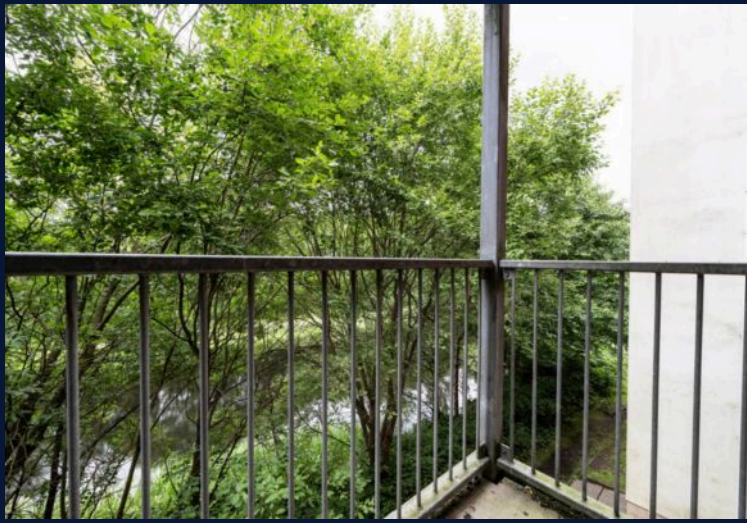
Bright and inviting, the second bedroom enjoys a peaceful outlook through a large window, offering a relaxing natural backdrop. The space is neutrally decorated to suit all tastes and is well-proportioned to accommodate a double bed. It also benefits from plush fitted carpeting and built-in mirrored wardrobes, providing ample storage while enhancing the sense of space and light.



Shower Room

This contemporary shower room is designed with both style and function in mind. Featuring a sleek white suite, it includes a WC, a modern wall-mounted sink, and a fully enclosed shower cubicle with chrome fixtures and a rainfall-style shower head. The room is finished with chic textured tiling and wood-effect flooring, creating a clean, polished aesthetic. A large mirror and subtle spotlighting enhance the sense of space and light, while practical elements like a wall-mounted towel rail and shelf space add everyday convenience.

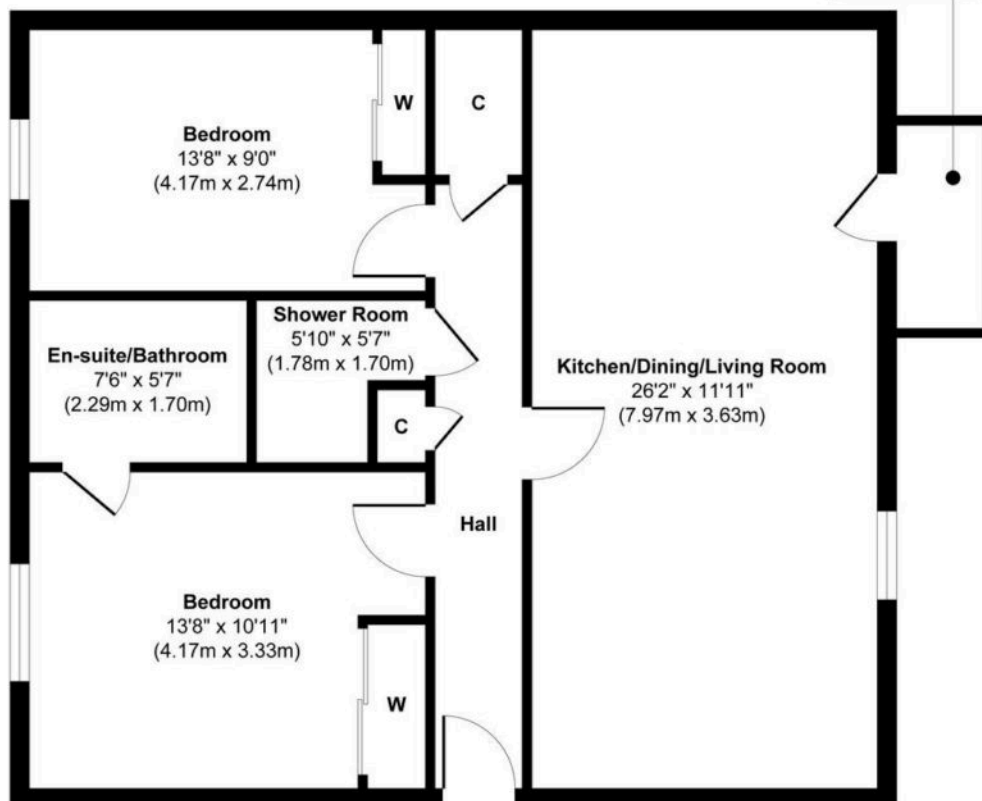




8 Flat 3 The Maltings, Falkirk



Balcony
7'0" x 1'0"
(2.13m x 0.91m)



Floor Plan

Approx. Gross Internal Floor Area 765 sq. ft / 71.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property