



Alma Street, Falkirk, FK2 7HB

welcome to

Alma Street, Falkirk

Introducing this impressive home which offers a wonderful, subtle blend of fine traditional features & modern sophisticated living. The property allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful property has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focaagent.com



This beautiful home is nestled within a notably envious position close to Falkirk town centre. The property tastefully combines character features with modern touches, to create an exquisite family home which offers flexible accommodation, very much in keeping with today's lifestyle requirements & is therefore sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Internally the property boasts accommodation which is set over 2 levels & initially consists of an Entrance Vestibule, leading into the main Hallway with a staircase then providing access to the upper level. Immediately drawing you in is the well-proportioned Sitting Room, with feature wood burning stove & a large window to the front aspect, which allows a wealth of natural light to flourish into the room; this really is the sociable hub of the home, making the ideal retreat where friends & family will naturally gather at the start & end of the day. Gravitating back to the main Hallway, we then find the spacious Dining Room which is perfect for entertaining or formal gatherings/dinner parties, whilst also benefiting from a feature fireplace & surround, making an attractive & stand-out centrepiece for the room. Conveniently situated off the Dining Room is the recently refurbished Kitchen, which is another stand-out feature & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops, breakfast bar & integrated appliances to include in-built oven/hob/microwave, fridge/freezer & dishwasher; the Kitchen provides space, convenience & storage in abundance. Accessed via the Kitchen is the Sun Room, which provides a lovely additional space in which to relax & unwind, whilst completing the accommodation on the ground floor is a downstairs WC.

Retracing our steps, we ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, which comprises of 3 Bedrooms, with the Principal Bedroom having the added inclusion of in-built wardrobes. Completing the accommodation on the upper floor is a stylish & modern Shower Room which comprises of a double Shower cubicle, WC & wash hand basin.

The home is well-presented throughout & skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire. There is a good range of in-built storage space to be found throughout the home & viewing is highly recommended to truly appreciate all that this charming property has to offer.

To the front of the home is a bloc paved driveway providing convenient off-road parking, whilst the garden to the rear has been designed & fashioned to offer a multitude of areas to enjoy, with patio seating areas allowing ideal spaces in which to relax/unwind or are equally ideal for alfresco dining during the summer months. There is a further lawn area, with an array of mature shrubs, plants & borders; any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owners have imaginatively created.

The property is situated in a sought-after locale, close to the centre of the historic town of Falkirk, which is ideally placed to offer a variety of shopping, school & recreational facilities. Falkirk railway station, provides main line rail links to Edinburgh & Glasgow, whilst the surrounding road & motorway network also proves popular with commuters.

Ground Floor

Entrance Vestibule

Hallway

Sitting Room

14' 1" x 12' 1" (4.29m x 3.68m)

Dining Room

15' 4" max x 13' 9" max (4.67m max x 4.19m max)

Kitchen

11' 10" x 10' 9" (3.61m x 3.28m)

Sun Room

11' 1" x 7' 1" (3.38m x 2.16m)

WC

Upper Floor

Bedroom

12' 9" exc wardrobe x 11' 11" (3.89m exc wardrobe x 3.63m)

Bedroom

10' 11" max x 8' 8" max (3.33m max x 2.64m max)

Bedroom

12' 6" x 5' 4" (3.81m x 1.63m)

Shower Room



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welcome to

Alma Street, Falkirk

- Impressive family home
- Flexible & versatile living accommodation
- 3 Bedrooms
- Sitting Room, Dining Room & Sun Room
- Stunning, Refurbished Kitchen

Tenure: Freehold EPC Rating: D

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110322 - 0002

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