



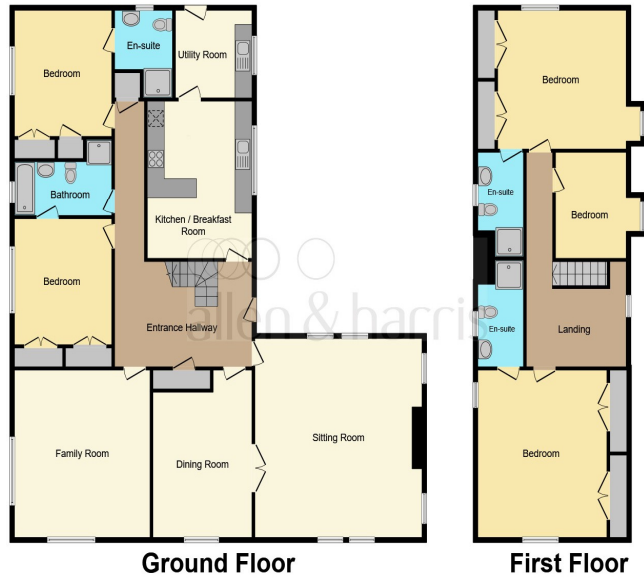
**Candie, near Avonbridge, Falkirk, FK1 2LE**



**welcome to**

## **Candie, near Avonbridge, Falkirk**

Introducing this impressive, detached family home which offers a versatile & comfortable living space for families seeking a high-quality home. The property is ideally situated in a semi-rural hamlet & viewing is certainly recommended to fully appreciate all that this delightful house 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.focalagent.com](http://www.focalagent.com)



This exquisite & spacious detached house, measuring circa 275 square meters, is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts accommodation which is set over 2 levels & initially consists of a welcoming Entrance Hallway, with staircase leading to the upper level. Immediately drawing you in is the well-proportioned Sitting Room, which is the sociable hub of the home & this stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst triple aspect windows allow a wealth of natural light into the room. Conveniently situated off the Sitting Room & entered into via double doors is the formal Dining Room, which is perfect for dinner parties & family gatherings; this room can also be accessed via the main Hallway. Retracing our steps back to the Entrance Hallway, we find the Family Room which is currently being used as a Games Room - however, this could also be adapted to alternative depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Next, we gravitate to the Kitchen/Breakfast Room; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob. The Kitchen provides space, convenience & storage, whilst to keep your Kitchen chore & clutter free, there is a separate Utility Room, with door access out to the garden. There are two Bedrooms on the ground floor, both benefiting from in built storage; one of the Bedrooms has an en-suite Shower Room & the other benefiting from a Jack & Jill 4-piece Bathroom comprising of a bath, separate shower, WC & wash hand basin.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The 2 main Bedrooms on this floor both benefit from in-built storage & en suite Shower Rooms, whilst there is a further Bedroom, which concludes the accommodation on offer.

The home is presented to an excellent standard throughout, with bright fresh décor & skilfully encapsulates the versatility that current modern lifestyles require. There is a good range of in-built storage space to be found throughout the property & the house also benefits from oil central heating, plus has a traditional open fire. Viewing is highly recommended to truly appreciate all that this charming home has to offer.

Access to the property is via double gates, into a large driveway which provides off road parking for numerous vehicles. The seller has informed that the property sits on grounds of approx. 0.75 acre(s & not measured by agent – solicitor to confirm) & the wrap around garden area is a further stand-out feature of this lovely home, with expansive lawn areas & a woodland backdrop; it must be said that it is a credit to the current owners that they have resourcefully created a delightful outside space, which offers a multitude of areas to enjoy whilst also benefiting from delightful vistas.

Candie is an attractive semi-rural hamlet situated in the Central Region, on the border of Falkirk & West Lothian. The close-by village of Avonbridge provides a selection of local amenities, with a wider range of shops available in Falkirk. Outdoor pursuits are well catered for with Muiravonside & Beecraigs Country Parks, whilst the M8 & M9 motorways are within close proximity, which is ideal for the commuter as well as the nearest train station being located in Polmont, approx. a 12 minute drive away by car & has regular trains to Glasgow & Edinburgh.



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## Ground Floor

### Entrance Hallway

### Sitting Room

19' 7" max x 19' 4" max ( 5.97m max x 5.89m max )

### Dining Room

17' 3" max x 11' 5" max ( 5.26m max x 3.48m max )

### Family Room

17' 9" x 15' 8" max ( 5.41m x 4.78m max )

### Kitchen/Breakfast Room

16' 5" max x 12' 2" max ( 5.00m max x 3.71m max )

### Utility Room

### Bedroom

13' 1" exc storage x 11' 2" ( 3.99m exc storage x 3.40m )

### En Suite

### Bedroom

13' exc storage x 11' 2" ( 3.96m exc storage x 3.40m )

### Jack & Jill Family Bathroom

## Upper Floor

### Bedroom

17' 4" x 14' 10" exc storage ( 5.28m x 4.52m exc storage )

### En Suite

### Bedroom

18' 8" max & exc storage x 14' 6" max ( 5.69m max & exc storage x 4.42m max )

### En Suite

### Bedroom

11' 3" max x 11' 10" max ( 3.43m max x 3.61m max )



welcome to

## Candie, near Avonbridge, Falkirk

- Impressive, detached family home
- Sitting Room, Dining Room & Family Room
- Kitchen/Breakfast Room, with Utility
- 5 bedrooms
- Family Bathroom & 3 en suite Shower Rooms

Tenure: Freehold EPC Rating: C

offers over

**£575,000**



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Property Ref:  
STI110505 - 0004

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