



Alexander Mcleod Place, Fallin, FK7 7HP

welcome to

Alexander Mcleod Place, Fallin

Introducing this exquisite & immaculately presented 4 bedroom semi-detached house, situated in a highly sought-after residential locale. This property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive 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



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for a charming family home.

The accommodation initially comprises of an entrance hallway with staircase leading to the upper floors. Immediately drawing you in, is the spacious Sitting Room which creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst a large window to the front aspect allows light to flourish into the room. Conveniently located off the Sitting Room is the open plan Kitchen / Dining Room which is the perfect space for hosting dinner parties & entertaining with friends or family; the contemporary design of the Kitchen makes this one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob, the Kitchen/Dining Room certainly provides space, convenience & storage in abundance. Completing the accommodation on offer on the ground floor is sizeable Conservatory, which offers a multitude of uses, depending on your lifestyle requirements & in the warmer seasons, roll open the patio doors & step out onto the patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the rear garden, with attractive tree line backdrop.

Ascend the staircase to the first floor landing & you will find 3 well-proportioned Bedrooms, with one of the Bedrooms benefiting from in built storage & an en-suite Shower Room. Concluding the accommodation on this floor is a stylish Family Bathroom which is a further stand-out feature & comprises of a bath, WC & wash hand basin. Gravitating to the top floor you will find the Principal Bedroom which also benefits from in built storage & a modern En Suite Shower Room.

The home is presented to an excellent standard throughout, with bright fresh décor & there is a good range of in built storage space to be found throughout the property. The home further benefits from gas central heating & double glazed windows. Viewing of this property is highly recommended to truly appreciate all that this delightful home has to offer.

There is a driveway providing off road parking convenience to the front of the property, whilst the rear garden consists of a patio seating area & lawn; all of which are enclosed by timber fencing, with an attractive tree lined backdrop.

Fallin is a small former mining village situated approximately 3 miles to the east of Stirling & offers convenient access onto the motorway network for commuting to Glasgow & Edinburgh. The village provides local shopping facilities & the Historic city of Stirling provides excellent additional shopping options with the major stores being present in the Thistle & Marches Shopping Centres. There is a primary & nursery within the village with St Modans & Stirling/Bannockburn high schools providing secondary schooling.

Ground Floor

Hallway

Sitting Room

13' 4" x 12' 5" (4.06m x 3.78m)

Kitchen / Dining Room

16' 7" max x 11' 9" (5.05m max x 3.58m)

Conservatory

16' 1" x 10' 6" (4.90m x 3.20m)



First Floor

Bedroom

9' 5" x 9' 5" (2.87m x 2.87m)

En Suite

Bedroom

9' 5" x 8' 8" (2.87m x 2.64m)

Bedroom

10' 4" x 6' 11" (3.15m x 2.11m)



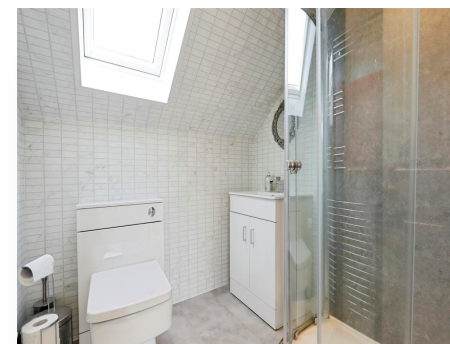
Family Bathroom

Top Floor

Bedroom

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

En Suite



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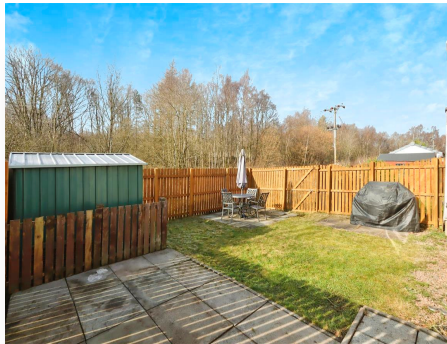
Alexander Mcleod Place, Fallin

- Impressive semi-detached house
- 4 Bedrooms
- Contemporary Living
- Stylish open plan Kitchen/Dining Room
- Spacious Sitting Room

Tenure: Freehold EPC Rating: C

offers over

£215,000



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Property Ref:
STI110487 - 0002

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postcode not the actual property