

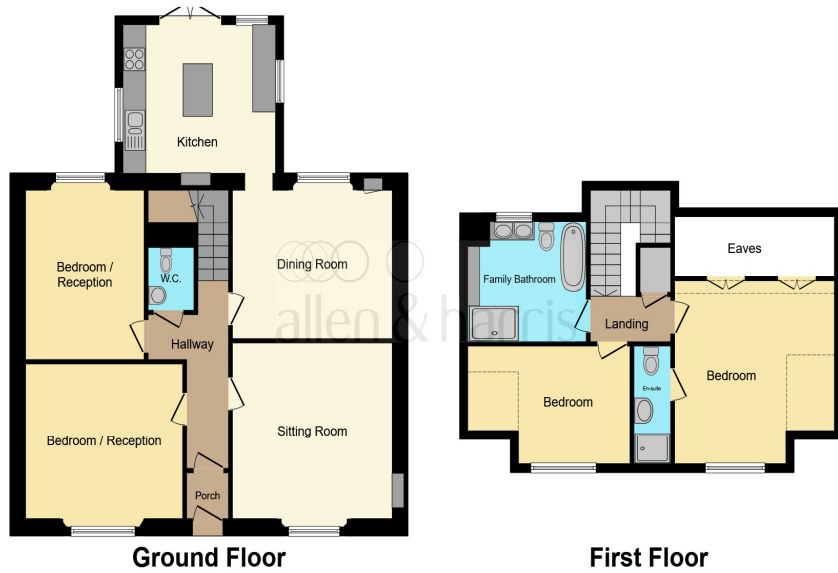


The Former Manse, Main Street, Avonbridge, Falkirk, FK1 2NG

welcome to

The Former Manse, Main Street, Avonbridge, Falkirk

Introducing this impressive family home, which offers a wonderful subtle blend of fine traditional features & modern sophisticated living. The property also allows for a 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.focalagent.com



This beautiful home, which has been tastefully updated by the current owner is nestled within a notably enviable position, in the popular village of Avonbridge. The property tastefully combines original character features with modern touches, to create an exquisite family home which offers flexible accommodation & is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts accommodation which is set over 2 levels & initially consists of an Entrance Hallway, with a staircase leading to the upper level. Immediately drawing you in, is the impressive Kitchen which is a true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The recently refitted, contemporary design with central island, certainly makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units; the Kitchen provides space, convenience & storage in abundance. There is a door leading from the Kitchen out to the rear garden & in the warmer seasons, step out onto the patio seating area - this makes the ideal space for alfresco dining or a delightful outside space to enjoy. Ideally situated off the Kitchen is the formal Dining Room, this is the perfect space for entertaining or for dinner parties. Next, we gravitate to the Sitting Room, which has become the sociable hub of the home & is the ideal retreat where friends & family will naturally gather at the start & end of the day; a window to the front aspect allows light to flourish into the room. There are a further Two Rooms on the ground floor which offer a multitude of possibilities & could easily be adapted to alternative usage, such as an additional Bedrooms, depending on your lifestyle needs & due to the substantial living accommodation on offer throughout the home. Completing the accommodation on this level is a downstairs WC.

Retracing our steps back to the Entrance Hallway, we ascend the staircase to gain access to the upper floor living accommodation; this consists of Two further Bedrooms, with the Principal Bedroom benefiting from a stylish En Suite Shower Room. Completing the accommodation on the upper floor is the modern, refitted 4-piece Family Bathroom; this is another real highlight of the home & consists of a roll top bath, separate shower cubicle, wc & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & it is a credit to the current owners that the property 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.

To the front, there is an attractive lawn garden & a gravelled driveway providing off road parking convenience. The rear garden has been fashioned to introduce a patio seating & lawn; providing ideal spaces in which to relax & unwind.

Avonbridge is a village located in the Falkirk area of Scotland, offering a balance of rural tranquillity & local amenities. Avonbridge provides handy access to larger towns, including Falkirk & Linlithgow, both of which offer a wider range of amenities. The village itself, offers a local shop, doctors surgery & primary whilst commuters are well-served by good road connections to Edinburgh, Glasgow, & Stirling. There are train stations nearby with direct links to Edinburgh, Glasgow & Fife, as well as local bus service in the village.

Ground Floor

Entrance Hallway

Kitchen

12' 9" x 11' 8" (3.89m x 3.56m)

Sitting Room

13' 8" exc bay window x 13' 8" (4.17m exc bay window x 4.17m)

Dining Room

13' 6" x 12' 1" exc bay window (4.11m x 3.68m exc bay window)

Bedroom

13' 4" exc bay window x 10' 2" (4.06m exc bay window x 3.10m)

Bedroom

13' 3" x 11' 10" exc bay window (4.04m x 3.61m exc bay window)

WC

Upper Floor

Bedroom

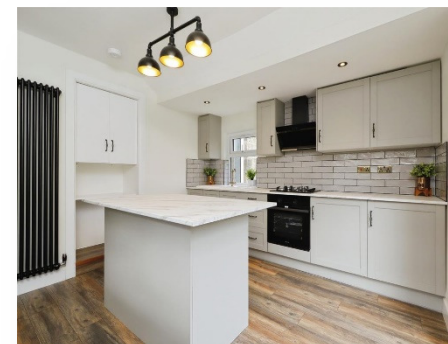
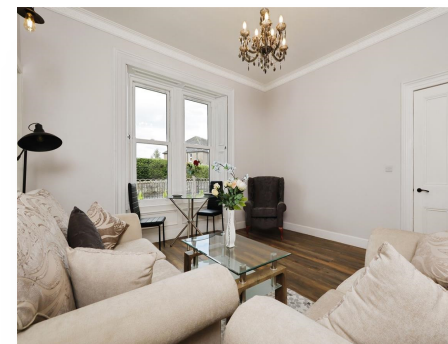
14' 5" max & exc storage x 14' 3" max (4.39m max & exc storage x 4.34m max)

En Suite

Bedroom

13' 9" max x 9' 3" max (4.19m max x 2.82m max)

Family Bathroom



view this property online allenandharris.co.uk/Property/STI110644



welcome to

The Former Manse, Main Street, Avonbridge, Falkirk

- Impressive, detached family home
- Tastefully updated by the current owner
- 4 Bedrooms
- Stylish refitted Kitchen, with central island
- Sitting Room & Formal Dining Room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/STI110644



Property Ref:

STI110644 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris Scotland is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk