

**Peebles**

Call 01721 723999

**Offers over £130,000**



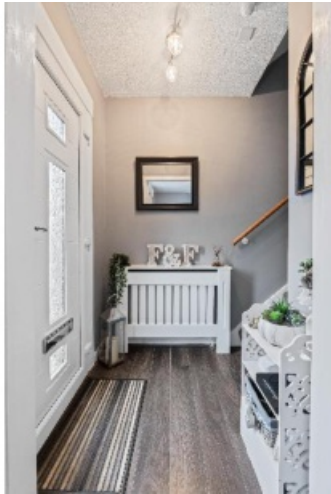
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**24 Main Street, Avonbridge, Falkirk, FK12NF**





Located within the popular commuter village of Avonbridge, this traditional bedroom semi-detached villa offers well-proportioned accommodation arranged over two levels, extending to approximately 78m<sup>2</sup>. Externally, the home sits on a well-proportioned plot with gardens to the front and rear, as well as a large driveway to the side, providing excellent off-street parking. Avonbridge is a small and well-established village offering a range of property styles, with more extensive amenities available in nearby Bathgate and Falkirk. The location is ideal for commuters seeking a quieter residential setting with convenient access to surrounding towns.

Accommodation

GROUND FLOOR

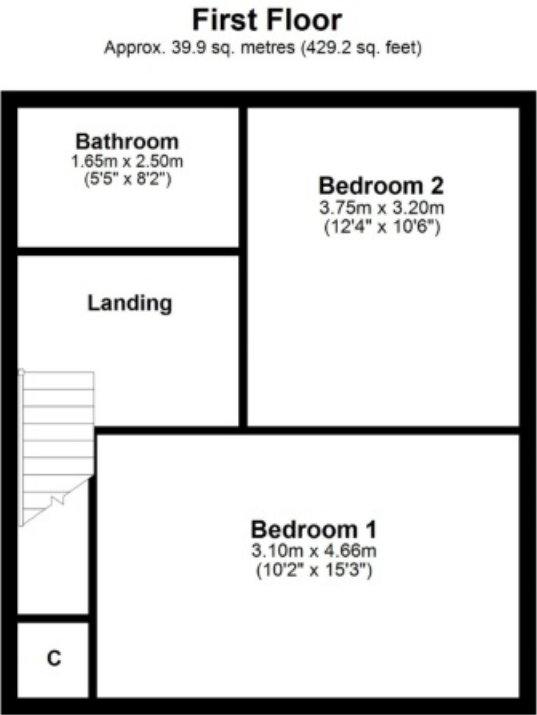
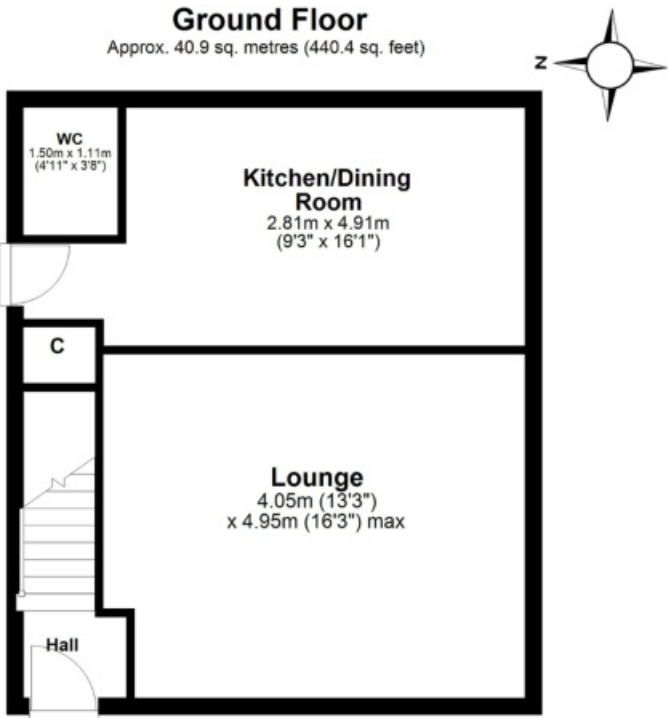
- \* Hallway
- \* Living room
- \* Open plan dining kitchen
- \* Cloakroom

FIRST FLOOR

- \* Upper landing
- \* Two spacious double bedrooms
- \* Bathroom with over-bath shower

ADDITIONAL INFORMATION

- \* Double glazing
- \* Electric heating
- \* Generous garden grounds predominantly laid to lawn incorporating a large decking area
- \* Large driveway providing ample space for multiple vehicles



Situation

Nestled amidst the picturesque countryside of the Falkirk area, Avonbridge is a delightful village that combines rural charm with exceptional connectivity. Offering a peaceful and welcoming community, Avonbridge provides an ideal setting for those seeking a balanced lifestyle, surrounded by open landscapes yet within easy reach of key Central Belt destinations. The village offers everyday conveniences, including a local shop, doctor's surgery, and well-regarded primary school. For a broader range of amenities, the nearby towns of Linlithgow and Falkirk present an excellent selection of shops, cafés, restaurants, and leisure facilities. Avonbridge is perfectly positioned for commuters, with excellent road links to Edinburgh, Glasgow, and Stirling, as well as nearby train stations offering direct rail services to Edinburgh, Glasgow, and Fife. A local bus service also runs through the village, ensuring easy access to surrounding areas.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage

EPC

G

Council Tax

Tax band A.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?  
**Peebles**  
**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.