



Greenhorn's Well Drive
Falkirk FK1 5HJ

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Alexander Taylor is delighted to welcome you to 15 Greenhorn's Well Drive, Falkirk.

The subjects are offered to the market in immaculate condition throughout and come with many quality enhancements having been carried out.

Situated within a highly sought after small private estate, this house boasts an enviable location. It is conveniently close to Falkirk High train station, making commuting a breeze. Additionally, the vibrant town centre of Falkirk is within a few minutes' drive and offers a wide range of amenities and entertainment options.

As you step inside this outstanding four/five-bedroom detached villa, you will be greeted by a spacious hallway which gives way to all main rooms and access to the upper floor.

Firstly, off to the left is the study/playroom/fifth bedroom which overlooks the peaceful front garden. There is also a WC off the inner porch. Now let us step inside the main highlight of this outstanding family home, the stunning open-plan lounge/dining/family room. This space is truly the heart of the home and features a full wall of bi-folding doors that overlook the mature rear gardens. The natural light flooding in through these doors creates a warm and inviting atmosphere throughout the day. You will find a very generous lounge area, complete with a large "living flame," log effect gas fire nestled in a limestone media wall. A welcoming heat radiates throughout this space. Situated in the centre of this super area, our client has opted to position her dining suite, with views across the rear gardens. The "Magnet" kitchen is stunning and timeless. You will find integrated appliances which include a five-burner gas hob, extractor hood, an electric oven and separate combined oven/microwave, plate warming drawer, dish washer and a tall fridge. There is also a large island, making a great space for more relaxed dining. There is a large utility room off the kitchen, which gives access to the rear gardens and the garage.



The double integral garage has been converted into the most relaxing, formal lounge, again complete with a "living flame" gas fire. There are double french doors, which lead off to the front gardens.

The upper accommodation offers four double bedrooms all with fitted robes. The master bedroom will come complete with a recently refurbished shower room.

To conclude this property internally you will find the family bathroom, which is fitted with a white three-piece suite, and a modern high gloss vanity unit.

On a more practical level, the heating is supplied by a gas fired system, where the boiler was replaced approximately four years ago and has been serviced annually through British Gas. There is an alarm system, which was replaced in 2022 and is monitored through CSS. There is a Ring doorbell and a Hypervolt electric car charger.

Externally the property is set back from the road and situated within a corner plot, which offers extensive parking. Our client has also added an additional single garage. There are mature gardens to the front and rear and a large patio area. The rear gardens also benefit from lighting, ideal for those summer nights.



Items included within the sale are:

- All flooring
- All window blinds
- Single Electric Oven
- Integrated Multi-Function Microwave Oven
- Five burner gas Hob
- Extractor Hood
- Integrated Dish Washer
- Integrated Warming drawer
- Tall fridge with 0 degrees long fresh drawers
- Ring Doorbell
- Hypervolt car electric charger

Lounge
11'3" x 16'7"

Dining Area
10'11" x 10'9"

Kitchen
9'1" x 19'1"

Formal Lounge
17'6" x 17'6"

Study/Bed 5
10'5" x 11'4"



- Highly sought after location
- Walking distance to Falkirk High train station
- Outstanding open plan lounge, kitchen and dining area
- Further family room (Garage conversion)
- Study to ground floor or bedroom five
- Master bedroom complete with newly installed En-suite
- All bedrooms come complete with fitted robes
- Boiler has been re=placed four years ago and is on a maintenance contract
- Electric car charger
- Extensive rear gardens

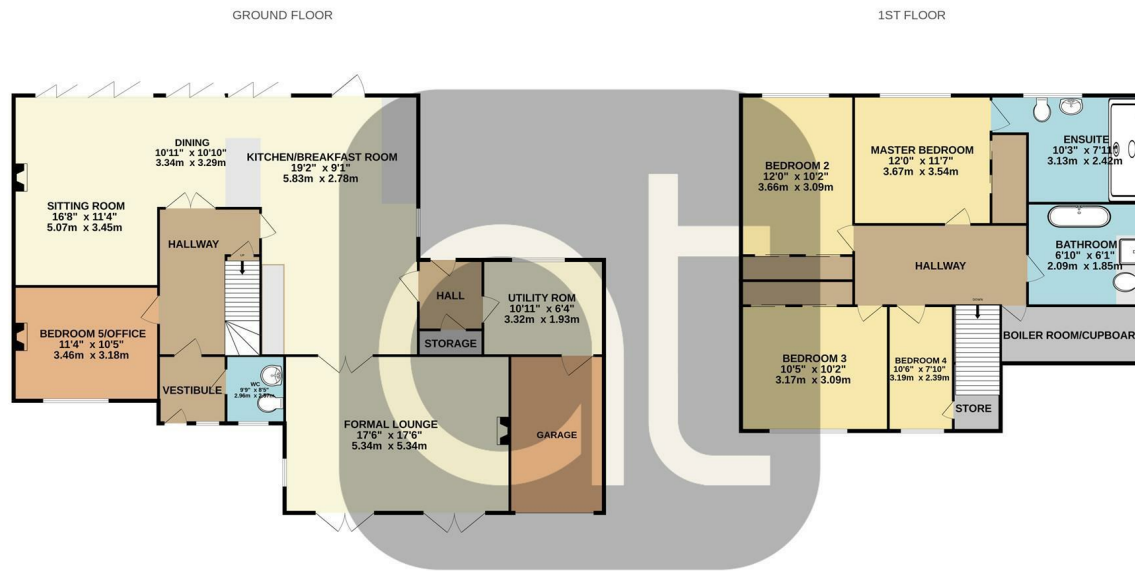
Master Bedroom
12'0" x 11'7"

en-suite
10'3" x 7'11"

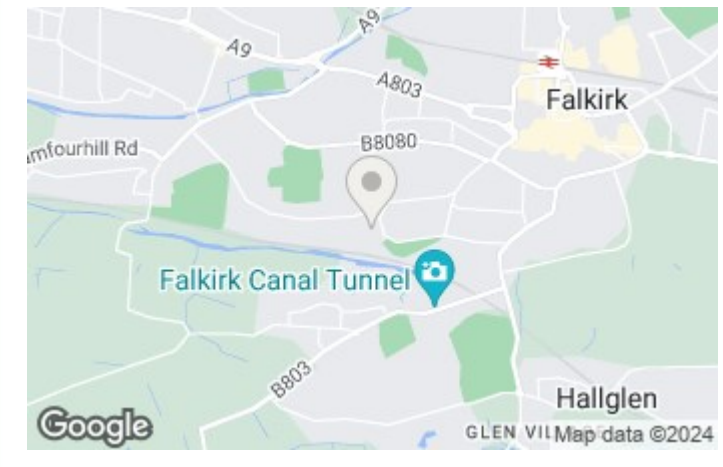
Bedroom Two
10'1" x 12'0"

Bedroom Three
10'4" x 10'1"

Bedroom Four
7'10" x 10'5"



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