







Impressive, larger style, Charles Church luxury detached villa located within a sought-after smaller development amidst properties of similar calibre. The property enjoys superb access via the surrounding road and rail network to many central Scottish centres of business. Occupying a prime plot, particular attention is drawn to the size of the child-safe, fully enclosed rear garden. The rear garden incorporates level lawn, patio, delightful shrub borders and super timber garden summerhouse which would suit a variety of uses including home office, as required. A two-car wide block-paved front driveway provides off-road parking and access to the double sized garage which has twin Hormann doors.

Constructed by Charles Church in 2016, the property carries the balance of the original 10-year NHBC guarantee. This rarely available 'Holyrood' house-type offers particularly flexible family accommodation formed over two levels. The bright reception hallway has a handsome focal-point staircase. The sitting room is a charming public room with a front-facing window and separate French doors leading to the gardens. Further public rooms include a super dining/family room with French doors to the gardens and versatile downstairs study which could be utilised as a child's playroom or TV room as required. The well-appointed kitchen enjoys open plan access to the dining/family room and has an integrated five-burner gas hob, oven, microwave, extractor hood and fridge/freezer. The lower floor accommodation is completed by a sizeable utility room and downstairs WC.

Particular attention is drawn to the galleried upper hallway which enjoys excellent natural light. The stunning master bedroom extends to in excess of twenty-five feet and provides outstanding fitted storage in addition to an en-suite shower room. There are four further bedrooms on the upper floor, two of which enjoy the benefit of a Jack and Jill en-suite shower room. The upper floor is completed by a family bathroom. The high specification Charles Church design and finishes includes higher ceilings and oak-finished doors and staircase. Practical features include alarm system, gas central heating and double glazing. Viewing is absolutely essential to appreciate the overall size and flexibility of this wonderful family home.



**Viewing**

By appointment please through  
Clyde Property Falkirk  
01324 881777  
falkirk@clydeproperty.co.uk

**Price** Offers Over £xx

**EER Rating** Band xx

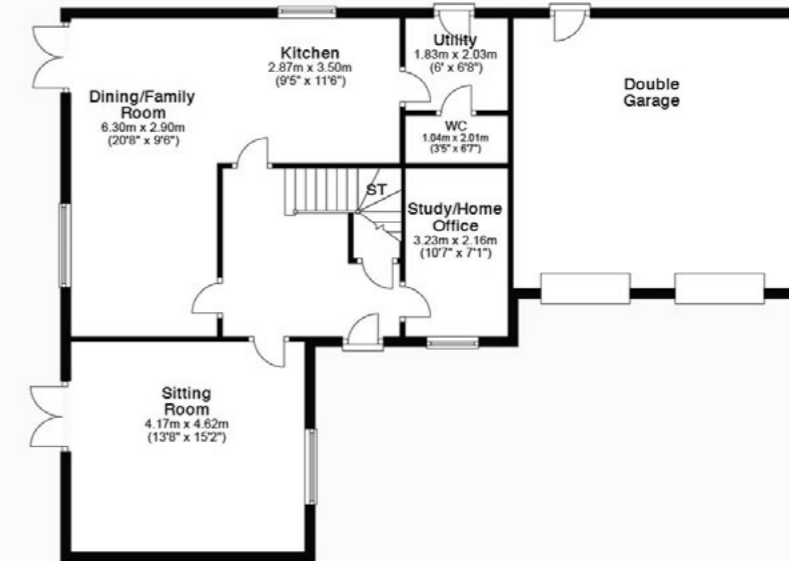
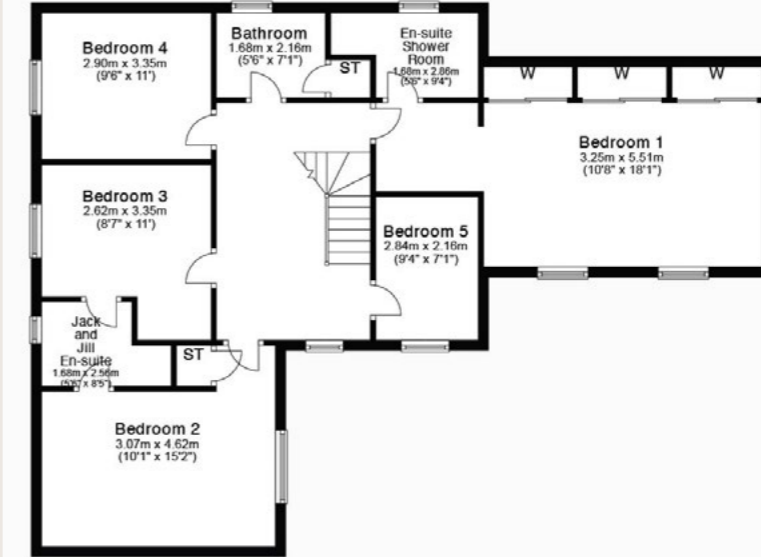
**Property Ref** WR4599





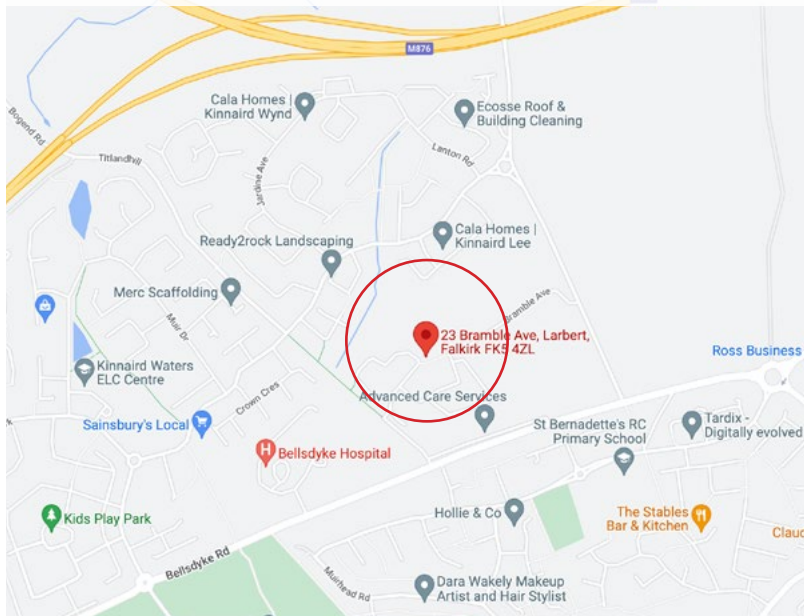






PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

## 23 Bramble Avenue, Larbert, FK5 4ZL



### Location

The highly regarded village of Larbert and adjoining Stenhousemuir offer an excellent range of shopping, schooling, civic and recreational facilities. The property lies within the catchment of nearby Kinnaird Primary School. Larbert Rail Station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. Falkirk lies close to hand offering a more extensive range of amenities as expected of a major town. The surrounding arterial road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Falkirk, Glasgow, Fife, Stirling, Grangemouth and Edinburgh.



24 Newmarket Street

Falkirk FK1 1JH

T: 01324 881777

F: 01324 898777

e: [falkirk@clydeproperty.co.uk](mailto:falkirk@clydeproperty.co.uk)

[www.clydeproperty.co.uk](http://www.clydeproperty.co.uk)

Download our App:

