





Viewing
By appointment please through
Clyde Property Falkirk
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Price Offers Over £339,500

EER Rating Band C

Property Ref WL4952

Extended, traditional, sandstone fronted detached villa occupying wonderful private gardens. The sunny, south-facing, landscaped rear garden has feature porcelain tiled upper and lower garden patios in addition to an artificial lawn offering ease of maintenance. A private rear driveway provides off-road parking and access to a substantial one-and-a-half size detached garage with electric door. The property lies within easy reach of many excellent local amenities including rail stations, popular with commuters.

The subjects offer particularly flexible, family sized accommodation formed over two levels. Modernised and upgraded by the present owners, the property skilfully blends period charm with all the conveniences demanded by modern day living. The principal public rooms include a large dining room and a charming sitting room which has both a bay window and focal point fireplace with open fire. The lower accommodation also includes a versatile downstairs fourth bedroom and large study which is suitable for use as a fifth bedroom, if required. The bright kitchen has integrated Bosch appliances including double oven, five-burner gas hob, extractor hood, washer/dryer and dishwasher. The lower floor is completed by a superb bathroom that was refitted in November 2023 complete with fitted storage and column radiator.

On the upper floor there are three large double sized bedrooms and fully ceramic tiled family shower room. The master bedroom has both fitted robes and a stylish en-suite shower room, refitted in 2023. Further points of interest include excellent storage, double glazing and gas central heating with new boiler, still under guarantee. Well maintained and presented in walk-in condition, early viewing is highly recommended.

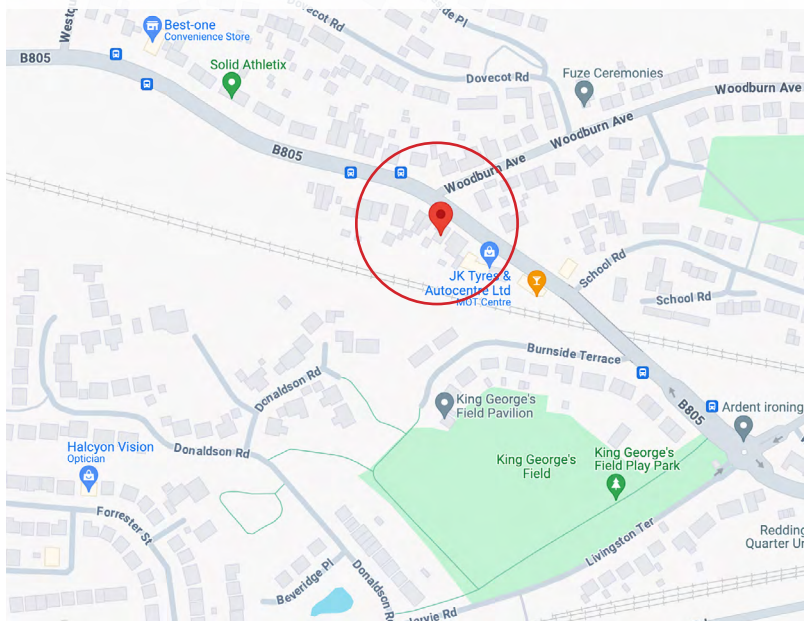






PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All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

38 Redding Road, Redding, FK2 9XL



Location

Redding is a popular Stirlingshire village offering local amenities including primary schooling, convenience shopping and Tesco Superstore. The adjoining villages of Polmont and Brightons, and major town of Falkirk, offer a more extensive range of shopping, secondary schooling, civic and transport amenities. Polmont and Falkirk offer rail stations with main line rail links to the cities of Stirling, Edinburgh and Glasgow. Redding offers super access to the surrounding road and motorway network which offers easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.



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