





Located within the charming conservation village of Dunmore, this impressive residence enjoys wonderful open views across the village green to the River Forth. The subjects enjoy the benefit of a private, sunny, south facing rear garden complete with delightful pond, relaxing fountain, lawn, two timber garden storage sheds and summer house. A remarkably large double sized detached garage is situated to the rear of the property and offers super potential for conversion and development subject, of course, to obtaining the usual consents. The garage building has been most recently used as a studio providing hobbies/workshop space and combines light, electric panel heating, power, attic storage and side courtesy door. A block paved two car wide rear driveway provides off road parking in front of the studio/garage.

Constructed c.1840 the property has an attractive dressed sandstone frontage under a slate roof, in keeping with the character of the homes surrounding the village green. Access is through a bright and welcoming reception hallway with stairway to upper apartments and large under stair storage cupboard. The sitting room which extends in excess of twenty two feet and is a charming apartment with exposed sandstone wall, beamed ceiling, focal point open fire and box-bay window which takes full advantage of the super front views. The property has a fully fitted dining sized kitchen complete with integrated oven, hob and extractor hood. The ground floor is completed by a rear hallway with access to the garden and a fully ceramic tiled bathroom.

### Viewing

By appointment please through  
Clyde Property Falkirk

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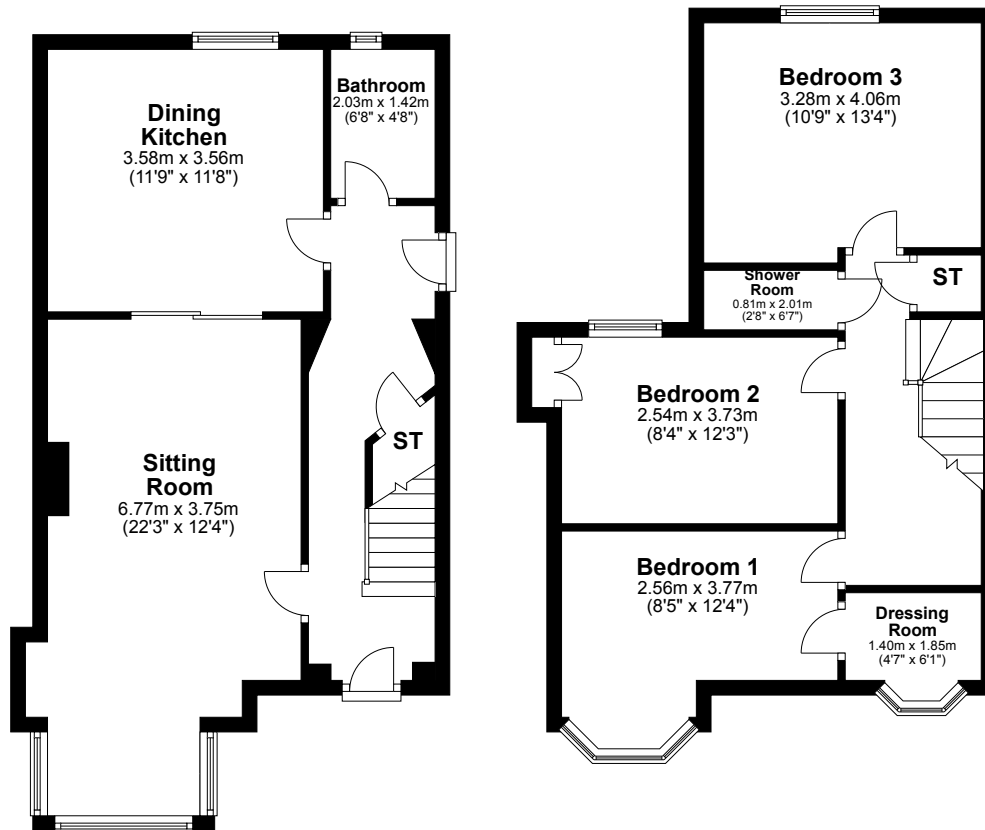
Price Offers Over £269,000

EER Rating Band E

Property Ref WB5015



## Accommodation layout & measurements



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### Location

The historic conservation village of Dunmore is a small enclave of immense character formed around a central village green and former well. The nearby village of Airth offers local convenience shopping and primary schooling. Dunmore enjoys an enviable position situated between the major town of Falkirk and city of Stirling. Nearby Larbert village and the town of Stenhousemuir offer a wide range of shopping, schooling (Larbert High School) and recreational facilities. Larbert Station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. Recreational facilities in the surrounding area include the Helix Park with the renowned Kelpies Sculptures, Dunmore Pineapple within Dunmore Park, the world famous Falkirk Wheel and Glenberrie Golf Club, an Open qualifying course. For Satellite Navigation directions please enter the postcode: FK2 8LY

  
PROPERTY

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