



'Callendar Field', 12 Burnbrae Gardens **Falkirk**

'Callendar Field', 12 Burnbrae Gardens, Falkirk, FK1 5SB

Superb, professionally extended semi detached villa located within Falkirk's highly regarded Dollar Park residential locale. The subjects are set at the end of a small cul-de-sac occupying private gardens which are complemented by a block-paved driveway. The rear garden affords remarkable privacy incorporating a new garden office pod erected 2023, ideal for home working. The property lies within walking distance of Falkirk town centre which offers many excellent amenities including rail stations, popular with Edinburgh and Glasgow commuters.

Skilfully extended, the property provides particularly flexible accommodation formed over two levels. Access is through twin-leaf timber storm doors to a long reception hallway and stairway to upper apartments. The sitting room has a feature window with open aspect and focal point fireplace. The kitchen enjoys open plan access to an impressive dining/family room with feature velux and fixed roof lights offering wonderful natural light. The property is offered for sale with stainless steel integrated and stand-alone appliances. Two sets of French doors allow separate access to both the sun deck and the wonderful garden room. The garden room extends to in excess of nineteen feet and has multiple windows, two roof super lantern roof lights and full-height glazed sliding doors leading to the sun deck. Bedroom four is a versatile downstairs apartment which could easily be utilised as a further public room if required. The lower level accommodation is completed by a generously sized and stylish bathroom complete with ceramic tiling, jacuzzi bath and porcelain carrara marble style tiled flooring.

On the upper floor there are three well-proportioned bedrooms and a large 'Jack and Jill' shower room which enjoys en-suite access from the master bedroom. Two of the bedrooms have excellent fitted storage. The remarkable shower room incorporates a Scandanavian-style sauna, mains shower valve, chrome radiator and feature pebbled ceramic flooring with integral lighting and underfloor heating. Practical features include floored attic with sliding ladder, gas central heating and double glazing. Well maintained and re-roofed, the agents would urge early viewing in order to appreciate the overall appeal of this delightful home.

Price : Offers Over £355,000

EER rating : Band C

Property reference : WP4772



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Property location



The major town of Falkirk offers an extensive range of shopping, schooling (Comely Park Primary catchment), civic and recreational facilities. The property lies a short walk from the wonderful open space of Dollar Park. The property also lies within easy reach of both Falkirk High and Grahamston Stations which provide main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding arterial road and motorway network also proves popular with commuters seeking access to many Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Falkirk

24 Newmarket Street, Falkirk FK1 1JH

T: 01324 881777

F: 01324 898777

E: falkirk@clydeproperty.co.uk

W: www.clydeproperty.co.uk



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.

