





Immaculately presented luxury Persimmon built detached villa. Centrally situated, the subjects lie within easy reach of many excellent town centre amenities including Falkirk Retail Park and rail stations, popular with commuters. Occupying a prime corner plot, the property is complemented by a long block-paved driveway providing parking for several vehicles. The super enclosed landscaped front and rear gardens offer lawn, stocked shrub borders, feature timber deck with covered pergola and timber garden storage shed.

Constructed in 2023, this 'Thurso' house-type offers well-planned family accommodation formed over two levels and carries the balance of a 10-year NHBC guarantee. There are two flexible front-facing public rooms and an impressive dining/family kitchen which extends to in excess of twenty-four feet. The kitchen has integrated gas hob, electric oven, extractor hood, fridge freezer, dishwasher and feature ceramic tiled flooring. Access is gained from the family area to the delightful gardens through an upgraded double glazed door. The lower accommodation is completed by a handy downstairs WC.

The impressive galleried style upper landing has a gable window offering excellent natural light and allows access to four bedrooms and family bathroom. The master bedroom enjoys the additional benefit of an en-suite shower room. Both the en-suite and family bathroom have been upgraded with fitted storage units and fittings. Further upgrading has included installation of acoustic glass, feature flooring, bespoke blinds/window shutters in addition to stylish interior design and décor.

Viewing

By appointment please through
Clyde Property Falkirk

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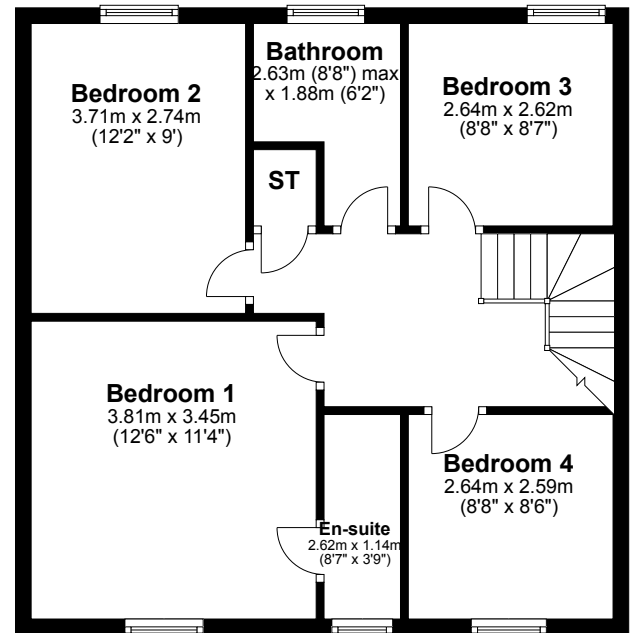
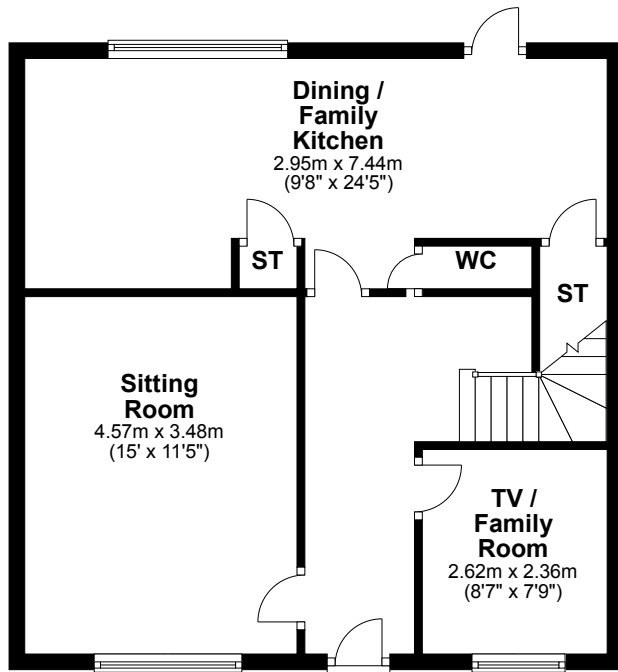
Price Offers Over £299,000

EER Rating Band B

Property Ref WD5051



Accommodation layout & measurements



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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.

Location

The major town of Falkirk offers a wide range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of Grahamston Station which provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network also offers superb access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK2 9BU

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