





Luxury detached villa enjoying wonderful rearward views across The Kelpies, River Forth and Ochil Hills. Occupying private gardens, note is drawn to the size of the fully enclosed rear garden which incorporates artificial lawn, timber deck, paved patio and is offered for sale with two garden storage sheds. An extended block-paved front driveway provides off-road parking for several vehicles and access to the integral garage.

Constructed by Kier Homes in 2017, this larger style Crichton house-type offers impressive family accommodation formed over two levels and carries the balance of the builders' 10-year guarantee. Access is through a bright reception hallway with stairway to upper apartments, cloaks/storage cupboard and handy downstairs WC. The public rooms include a front-facing sitting room and well-proportioned dining room with separate return access to both the kitchen and sitting room. The super dining/family kitchen extends to in excess of eighteen feet and enjoys access via French doors to the rear patio and gardens. The kitchen has an integrated five-burner gas hob, electric oven, grill, extractor hood, dishwasher and is offered for sale with fridge freezer. A useful utility room is situated off the kitchen with further access to both the integral garage and rear garden.

On the upper level there are four generously sized bedrooms and family bathroom with mains shower valve and ceramic tiling. Three of the bedrooms have fitted robes whilst the master bedroom has both double robes and an en-suite shower room. Further points of interest include a galleried-style upper hallway and timber laminate flooring throughout the majority of the ground floor. Practical features include gas central heating, double glazing and alarm system. Viewing alone will confirm the overall size and appeal of this superb family home.

**Viewing**

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

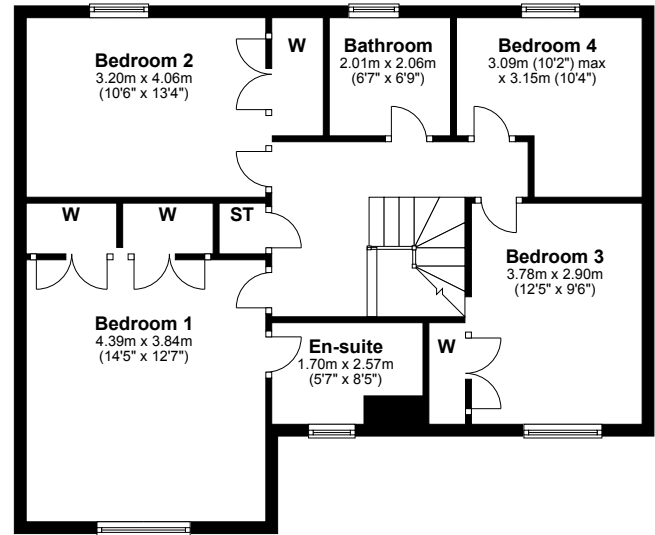
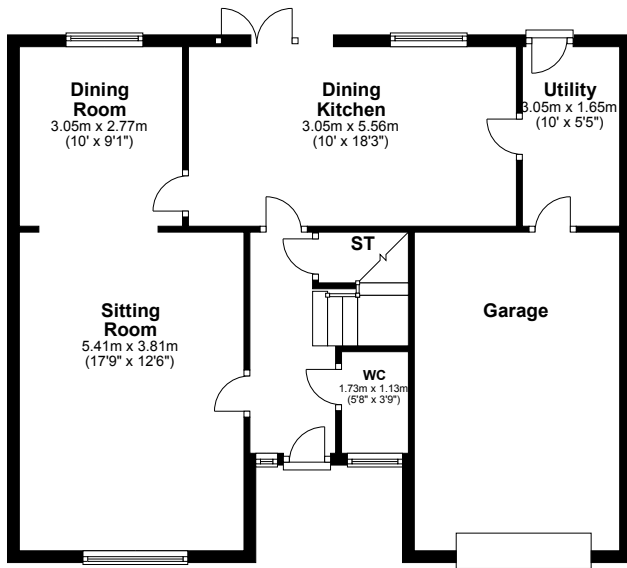
**Price** Offers Over £340,000

**EER Rating** Band B

**Property Ref** WG5058



## 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 small Stirlingshire village of Reddingmuirhead offers local amenities including convenience shopping. The adjoining villages of Redding, Brightons and nearby Polmont offers a more extensive range of amenities including Polmont Station, popular with Edinburgh and Glasgow commuters. The surrounding arterial road and motorway network allows easy access to many central Scottish centres of business including Falkirk, Grangemouth, Edinburgh, Stirling and Glasgow.

For Satellite Navigation directions please enter the postcode: FK2 0ZX

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