







Luxury Persimmon built mid terrace villa located in a smaller development enjoying a semi rural setting situated on the edge of the village of Maddiston. The property enjoys the benefit of an enclosed southerly facing private rear garden laid for ease of maintenance. Block paved residents parking is available to the front of the property. Constructed in 2019, the property carries the balance of the builders ten year NHBC guarantee. The stylish sitting room enjoys tree lined front views and feature flooring which continues throughout the kitchen. The fully fitted kitchen has an integrated oven, hob, extractor hood and fridge freezer. The lower accommodation is completed by a large downstairs WC which also provides handy utility space.

On the upper floor there are two flexible bedrooms and well proportioned bathroom with mains shower valve and ceramic tiling. Presented in truly walk in condition, the property is complimented by gas central heating and double glazing.

Particular attention is drawn to the fact that this property is part of the 'Golden Share' discounted sale initiative and is for sale at a discounted fixed price of 14% below the Home Report value. Potential purchasers must meet an eligibility criteria that includes being either first time buyers, emergency/armed forces personnel or Government employees and must have earnings below

### Viewing

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

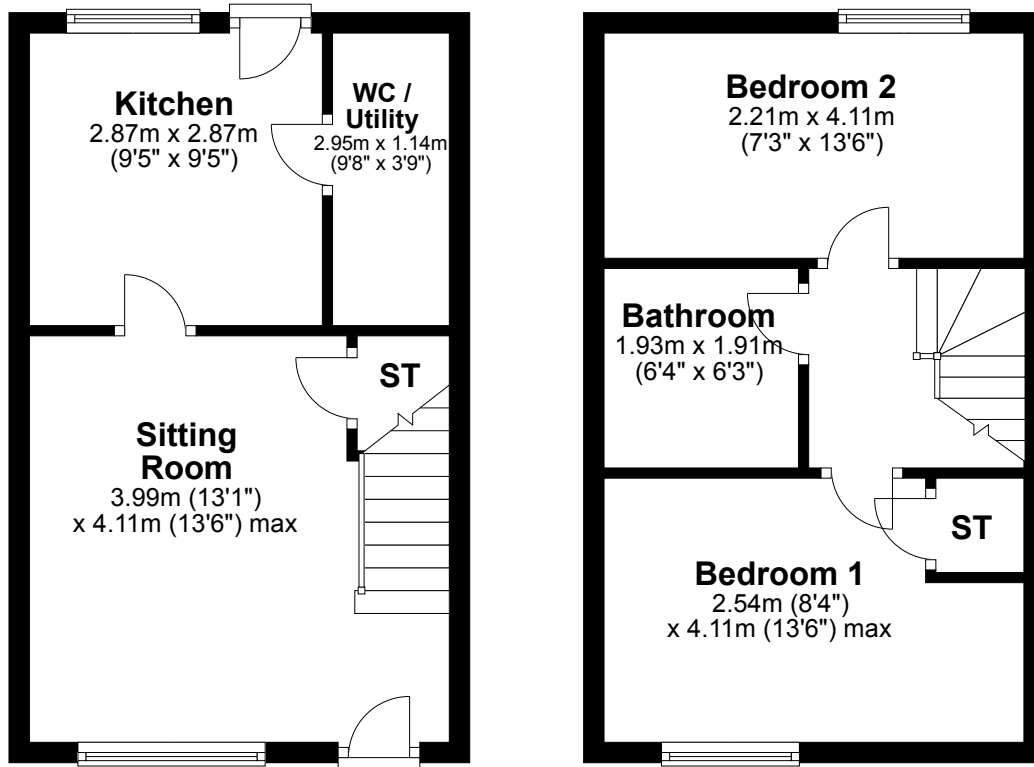
Price Fixed Price £133,300

EER Rating Band B

Property Ref WA4945



## 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

Maddiston is a smaller Stirlingshire village which offers a range of amenities including local convenience shopping and well regarded primary school. The nearby villages of Brightons and Polmont offer a wider range of facilities including main line rail links from Polmont Station to the cities of Edinburgh and Glasgow. The surrounding arterial road and motorway (M9) allows easy access for commuters to many central Scottish centres of business including Falkirk, Grangemouth, Glasgow, Stirling and Edinburgh.

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

 **clyde**  
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