





Viewing

By appointment please through
Clyde Property Falkirk

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Price Offers Over £398,000

EER Rating Band C

Property Ref WK4089



Impressive larger style luxury detached villa enjoying spectacular open fronted views across wetlands/natural ponds housing an abundance of wildlife. These views are further framed with tree-lined countryside incorporating excellent cycling and walking tracks to the Milk Barn, Canada Wood, the Falkirk Wheel, Union Canal and the John Muir trail. Situated on the south side of Falkirk, the subjects are located conveniently to the gateway for Lionthorn Woods and Falkirk town centre amenities including nearby Falkirk High Station which is within walking distance and is popular with Edinburgh and Glasgow commuters. Occupying delightful landscaped gardens to the front and rear, the property is complemented by a three-car wide private front driveway which leads to the substantial double sized integral garages. The charming rear garden is well-screened with a wide selection of mature plants, trees and shrubs and incorporates sandstone paved double garden patio, a feature walled pergola, lower garden Italian porcelain tiled patio, water supply and lighting.

Access to the property is through a generously sized reception hallway with a focal point carved timber staircase, cloaks/storage cupboard and upgraded downstairs WC off. The elegant sitting room has focal point fireplace with living flame gas fire and bay windows taking full advantage of the super wetland views. The formal dining room, with feature chandelier, is a flexible apartment which could easily be utilised as a family room or downstairs bedroom if required. The garden room is spacious and has a relaxed feel for family entertaining or simply relaxing in, again, with views across the charming and well stocked gardens. This room also leads to

separate French doors accessing the kitchen and lower garden patio. The family friendly dining/kitchen extends to in excess of twenty-five feet and has been refitted complete with exquisite granite marble worktops, matt finish handleless kitchen units and upper end integrated appliances including; 90cm induction hob, extractor hood, 2 x ovens, integrated full size fridge and full size freezer, dishwasher and wine cooler. The well-proportioned and refitted utility room is situated off the kitchen with ample space for washing machine, tumble drier and kitchen units. This room offers further access to the gardens.

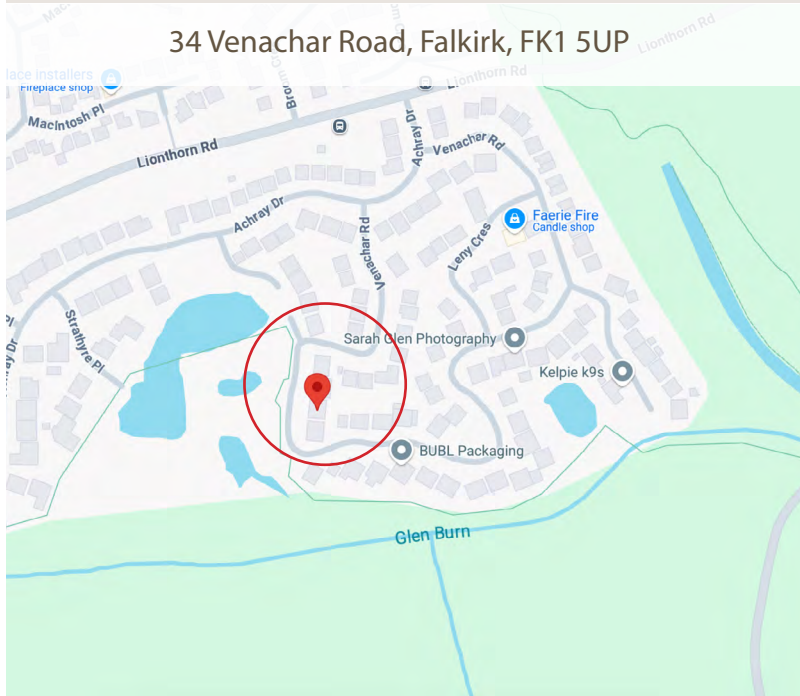
On the upper floor there are five versatile bedrooms and an upgraded fully ceramic tiled family bathroom with separate shower, mains shower, radiator and fitted storage. The master bedroom has a bright upgraded en-suite shower room, fitted robes and bay windows, again, enjoying the open wetland and countryside views. Bedroom five is a particularly flexible apartment with velux roof lights, gable window and access via French doors to a stylish stainless steel, with coloured privacy glass, enclosed, west facing sun balcony. Bedroom five would suit a variety of uses and is currently utilised as a home office. Practical features include gas central heating with replacement boiler still under guarantee, double glazed windows, alarm system, feature flooring and floored loft with Ramsay ladder. Viewing alone will confirm the overall size, appeal and appreciation of what this outstanding family home has to offer.





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. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

34 Venachar Road, Falkirk, FK1 5UP



Location

Venachar Road lies within the south side of Falkirk's most sought-after Lionthorn Woods development. The major town of Falkirk offers an extensive range of shopping, schooling, civic and recreational facilities. Nearby Falkirk High Station provides main line rail links to the cities of Edinburgh and Glasgow. The surrounding arterial road and motorway network offers superb access to many central Scottish centres of business including Glasgow, Stirling, Grangemouth and Edinburgh.



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