

# 88 Ochiltree Terrace

CAMELON, FALKIRK, FK1 4LS



TURN-KEY TERRACED HOME WITH GARDEN  
ROOMS AND FALKIRK WHEEL VIEWS - EARLY  
VIEWING RECOMMENDED



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McEwan Fraser Legal is delighted to present this beautifully styled mid-terraced home, located at 88 Ochiltree Terrace. The property has been finished to an exceptional standard throughout, with a warm, welcoming aesthetic and clear attention to detail that blends contemporary tones with characterful touches.

The entrance hallway sets the tone, with deep green walls and oak accents creating a stylish yet homely first impression. From here, stairs rise to the upper floor, and a door opens into the main living area.

The lounge is bright and inviting, with a large front-facing window drawing in natural light. The décor combines a half-panelled deep green feature wall with patterned wallpaper, offering a modern country feel that pairs perfectly with the herringbone flooring. This is a room that feels both cosy and refined, a perfect space for relaxing or entertaining.





Stepping through to the rear, the kitchen continues the home's contemporary palette with bold cabinetry, brass fittings and contrasting white subway tiling. A breakfast bar provides the ideal spot for casual dining or a morning coffee, while patio doors open directly to the rear garden, seamlessly extending the living space outdoors.





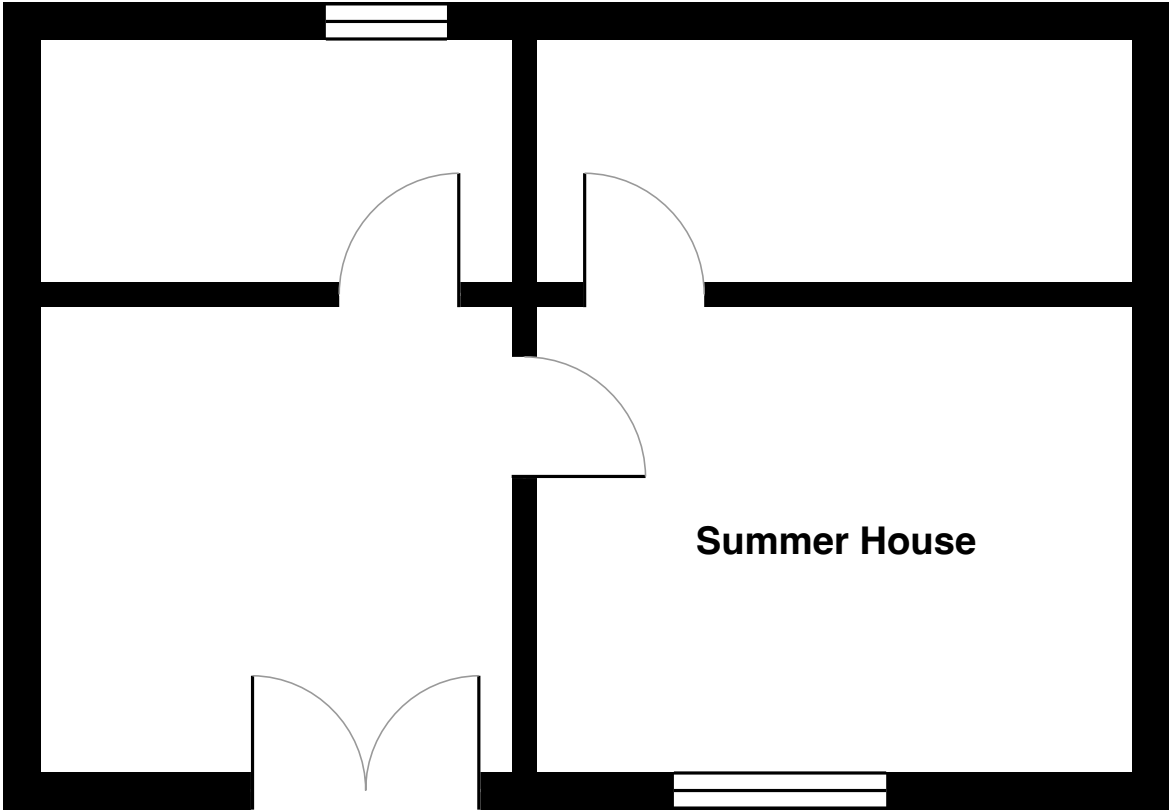
Upstairs, three double bedrooms each benefit from fitted wardrobes, allowing for excellent storage without compromising space. Each room carries its own personality, from calming blue tones in the main bedroom to playful, warm hues in the others, creating a sense of individuality and comfort throughout.

The modern family bathroom has been fully upgraded, featuring sleek grey tiling, a rainfall shower over the bath and stylish vanity storage, delivering both function and polish.

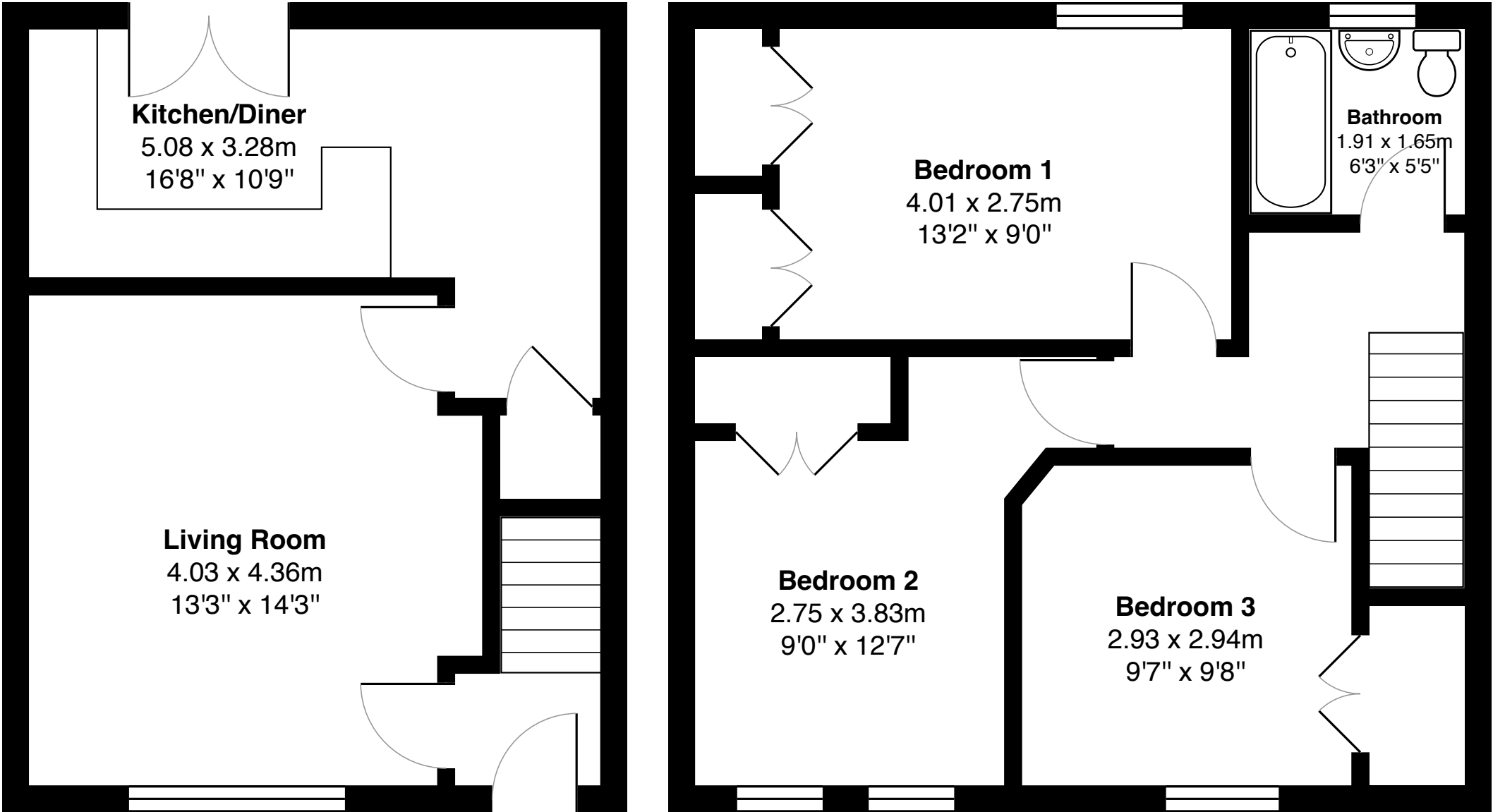








Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: C







Externally, the rear garden has been thoughtfully landscaped for low maintenance and enjoyment, with a mix of lawn and paved seating areas framed by a wooden pergola, ideal for summer gatherings. Beyond the garden sits an impressive outbuilding, offering three flexible rooms currently arranged as a bar, snug and office. This additional space is perfect for entertaining, working from home, or simply unwinding in your own private retreat.

Every detail of this home has been carefully considered, offering a move-in ready property that perfectly balances style, practicality and comfort. Early viewing is advised.







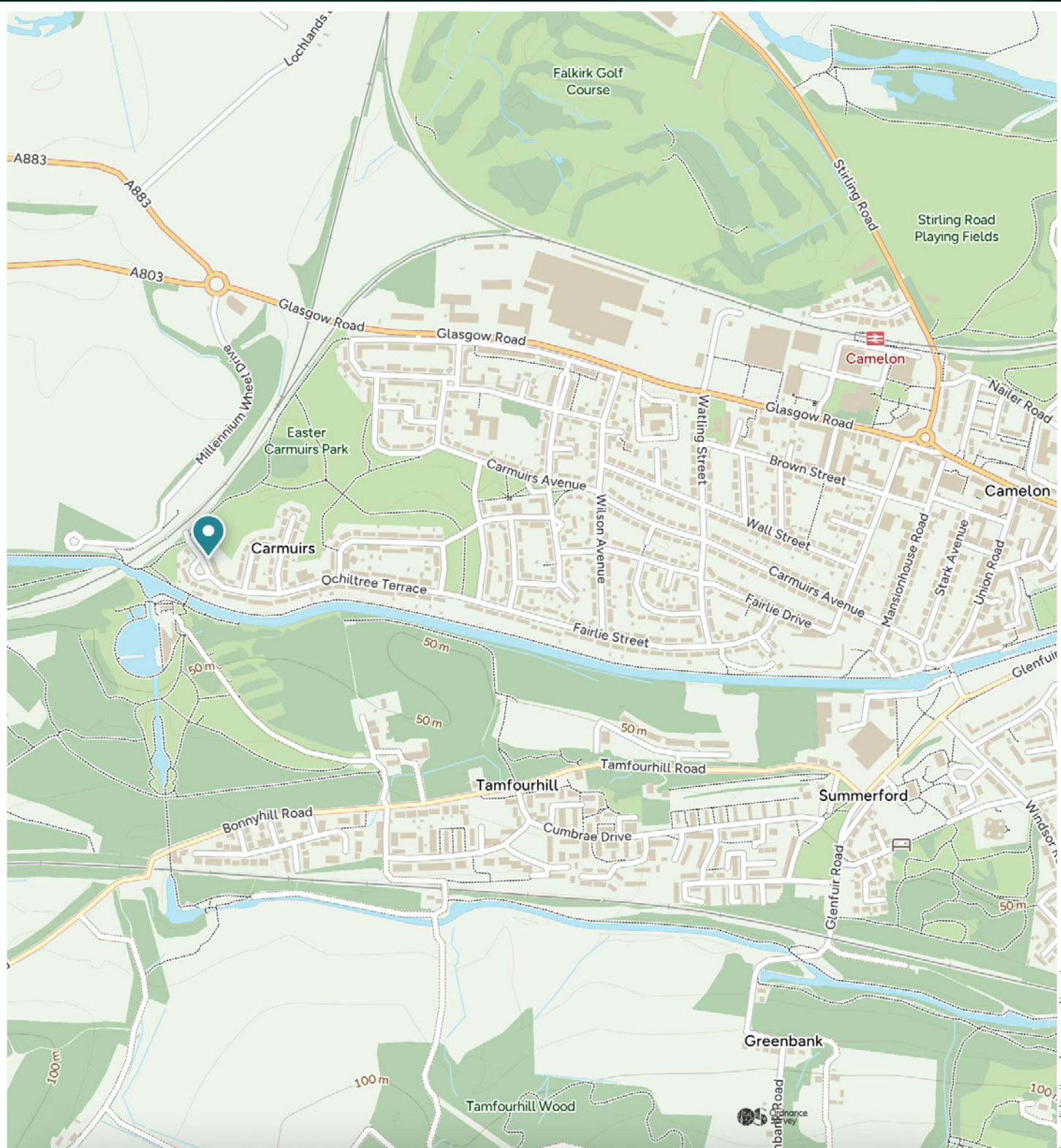


Set within an established residential area of Camelon, the property enjoys a highly convenient position close to local amenities and transport links, while also benefitting from scenic views toward the iconic Falkirk Wheel.

Perfectly located to enjoy peaceful canal walks along the Forth & Clyde Canal, with open views toward the impressive Falkirk Wheel, this address combines everyday convenience with a touch of scenic charm.

The area offers a great balance of community living and accessibility, with a range of shops, cafés and everyday conveniences nearby, along with both primary and secondary schooling within easy reach. For commuters, Falkirk High and Camelon train stations provide regular services to Edinburgh, Glasgow and Stirling, and the M9 motorway is easily accessible for road travel.





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