

Turpie
&Co



101



Main Street, Redding, FK2 9UQ

Visit www.turpies.com
or telephone 01506 668448



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Main Street, Redding



Peacefully situated in the small village of Redding close to Falkirk, this five-bedroom detached home spanning three floors and boasting a large enclosed rear garden, outstanding views and off-street parking complete with EV charging point, has been thoughtfully designed for enviable modern family living.

The heart of the home is a bright open-plan lounge and dining area, seamlessly connected to the rear garden and leading into a spacious contemporary kitchen. Five versatile bedrooms provide flexibility for family, guests, or home working, with the principal bedroom boasting a private en-suite. Two further sleek family bathrooms ensure comfort and convenience. On the basement level, a large utility room is complemented by a practical workshop and extensive storage space.

Boasting scenic countryside views yet near to amenities, schooling, green space, and excellent transport links, this home presents an exceptional opportunity.

What's special about this house

- Deceptively spacious five-bedroom home in a peaceful village setting, with a large rear garden, off-street parking, and a versatile layout.
- A stunning open-plan lounge and dining area with a seamless connection to the adjoining kitchen and rear garden, perfectly suited to modern family living. The lounge, decorated in a soft neutral palette and featuring an elegant bay window to the front, offers a warm and inviting atmosphere. To the rear, the dining area enjoys abundant natural light and panoramic views across the expansive garden, enhanced by direct garden access and a stylish shift to wood-effect flooring.
- Spacious, contemporary kitchen enjoying picturesque views over the rear garden and beyond, featuring sleek white gloss wall and floor units complemented by illuminated natural-hued worktops.
- Impressive principal suite boasting a spacious layout and enjoying panoramic countryside views featuring a luxury ensuite and a fully racked and heated airing cupboard.
- Exceptionally spacious enclosed rear garden, gently sloping and predominantly laid to lawn. With sweeping countryside views, it offers a superb outdoor retreat for family living and entertaining.









Location and Amenities

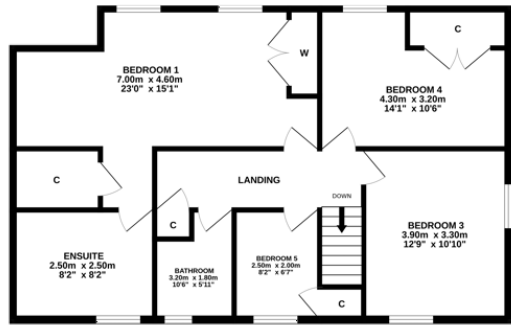
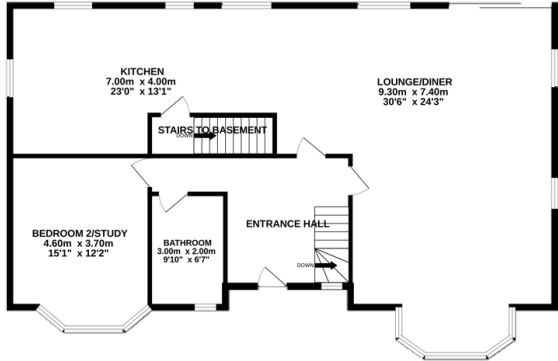
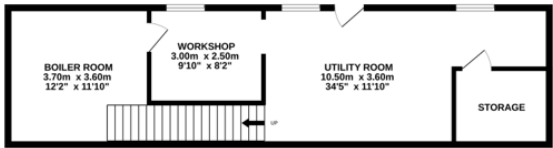
- Catchment for St Margaret's Primary School and Graeme High School.
- There is a Tesco superstore and local convenience stores within easy reach.
- Falkirk town centre with an array of stores, bars, cafès, and restaurants to enjoy is a ten-minute drive.
- Ideal commuter location near the M9 with easy access to Edinburgh (24 miles) and Glasgow (29 miles).
- Polmont Train Station with regular and swift links to Edinburgh and Glasgow is less than a 5 minute drive
- Edinburgh International Airport is just 16.7 miles from the property.
- Excellent recreational opportunities at Grangemouth Golf Club and Grangemouth Sports Complex.
- Fantastic attractions to discover including those at Linlithgow Palace, Callendar Park, The Falkirk Wheel, and House of the Binns.

“Deceptively spacious five-bedroom home enjoying a peaceful village setting with impressive views”

Home Report valuation	£500,000
Internal floor area	221m2
School catchment	St Margaret's PS Graeme High School
EPC Rating	D
Council tax band	E
Train station	Polmont Train Station

Extras

All floor coverings, all blinds, oven/hob, warming drawer, two dishwashers, fridge, greenhouse, wooden/iron bench in garden and the wooden garage are included



Dimensions

Basement

Boiler Room	3.70 x 3.60m
Workshop	3.00 x 2.50m
Utility Room	10.50 x 3.60m

First Floor

Kitchen	7.00 x 4.00m
Lounge/Diner	9.30 x 7.40m
Bedroom 2/Study	4.60 x 3.70m
Bathroom	3.00 x 2.00m

Second Floor

Bedroom 1	7.00 x 4.60m
Ensuite	2.50 x 2.50m
Bedroom 3	3.90 x 3.30m
Bedroom 4	4.30 x 3.20m
Bedroom 5	2.50 x 2.00m
Bathroom	3.20 x 1.80m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.