

40 Sunnyside Street

CAMELON, FALKIRK, FK1 4BH



Bright, spacious ground-floor living with excellent proportions, walk-in condition kitchen and private outdoor space



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McEwan Fraser Legal is delighted to present Sunnyside Street to the market. Stepping into the property, you're welcomed by a bright hallway that sets a clean and inviting tone, with soft neutral finishes enhancing the natural light that flows throughout the home. The layout immediately feels open and practical, leading seamlessly into the main living areas.

THE LIVING ROOM



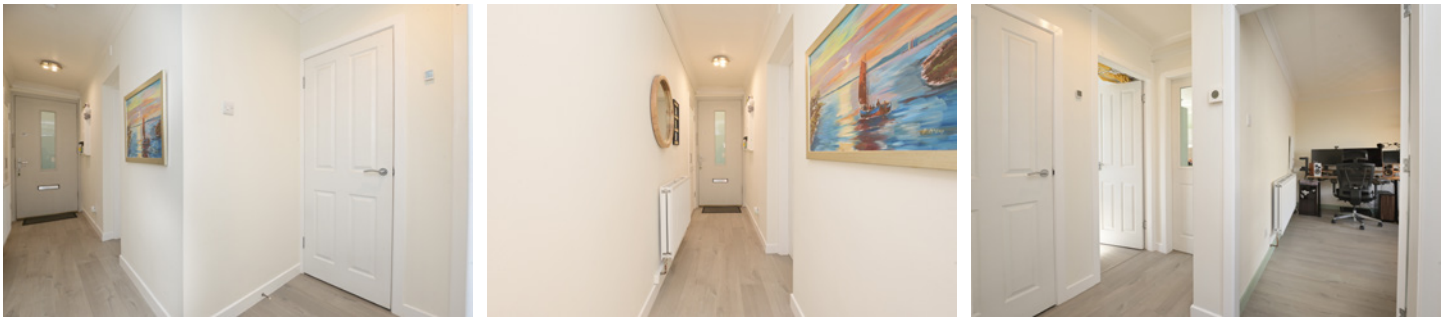
The living room is a real highlight, offering generous proportions and a comfortable, relaxed feel. A large window allows natural light to pour in, while the neutral décor keeps the space calm and adaptable. There is ample room for both lounging and dining, making this a highly versatile and sociable area of the home.

THE KITCHEN



The kitchen is presented in true walk-in condition, offering a modern and well-maintained space that is ready to use from day one. Finished in light tones with contrasting work surfaces, it feels bright and fresh, while providing excellent storage and worktop space. A particularly useful addition is the breakfast bar area, which adds flexibility to the room - ideal for casual dining, home working or simply making better use of the space.



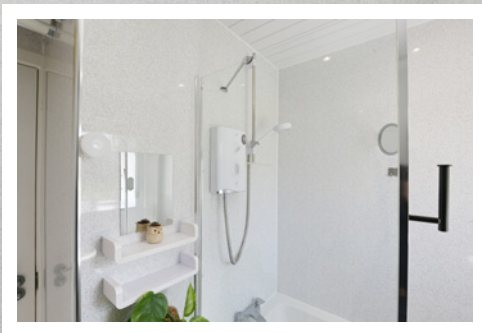


Both bedrooms are well-proportioned doubles. The principal bedroom introduces a warmer, more vibrant colour palette, creating a cosy and comfortable feel while still offering plenty of space for freestanding furniture. The second bedroom continues the lighter tones seen throughout the home, giving it a bright and flexible atmosphere that can easily adapt as a bedroom, home office or additional living space.

The bathroom is clean and well-maintained, fitted with a bath and overhead shower, and finished in a simple, neutral style that keeps the space feeling fresh and functional.

Storage is a strong feature throughout, with multiple cupboards accessed from the hallway, ensuring practical day-to-day living without compromising on space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



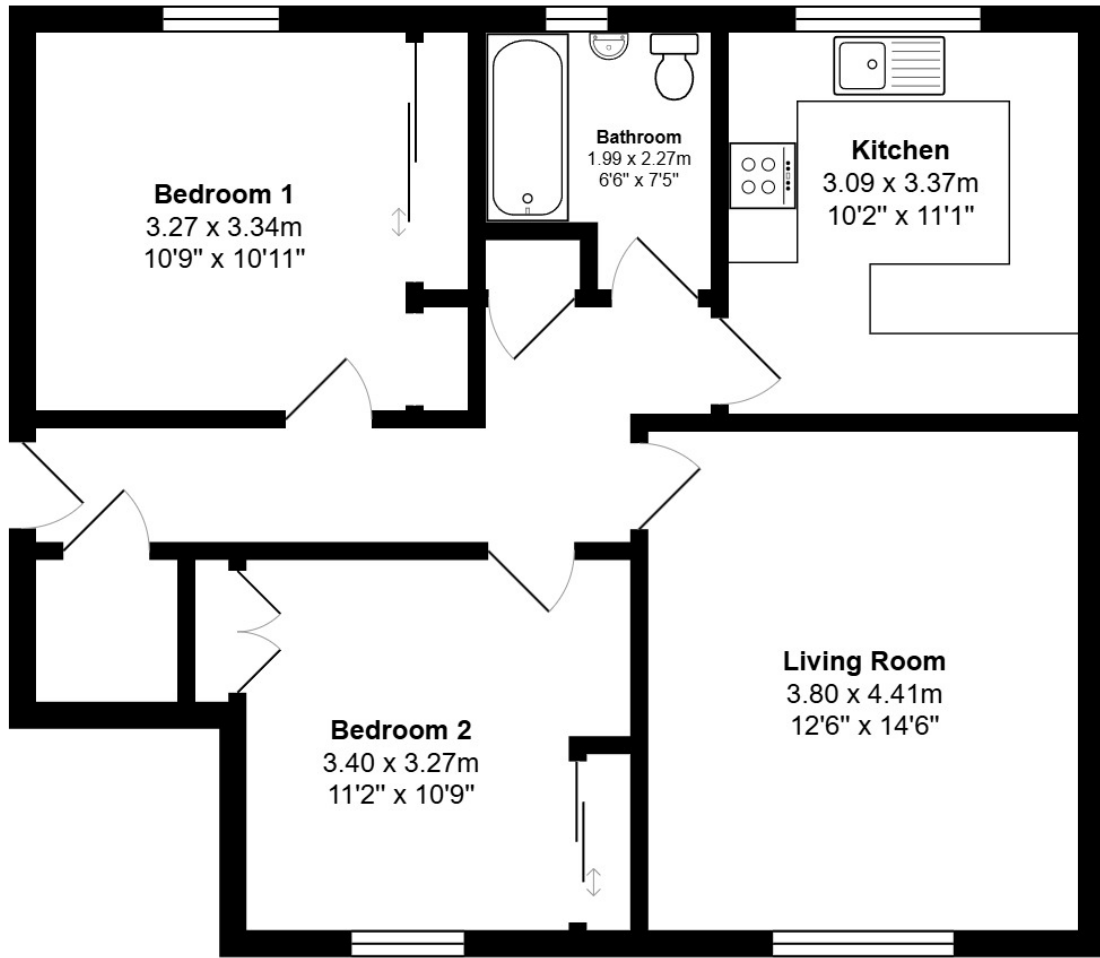
Externally, the property benefits from its own section of garden space, providing a valuable extension of the living area. This outdoor space is ideal for relaxing, pets or social use, and is a rare and desirable addition for a property of this type. There is also ample residents' parking available nearby.

Overall, this is a home that will appeal strongly to a first-time buyer looking to step onto the property ladder, as well as someone looking to downsize without compromising on space or practicality.

EXTERNALS

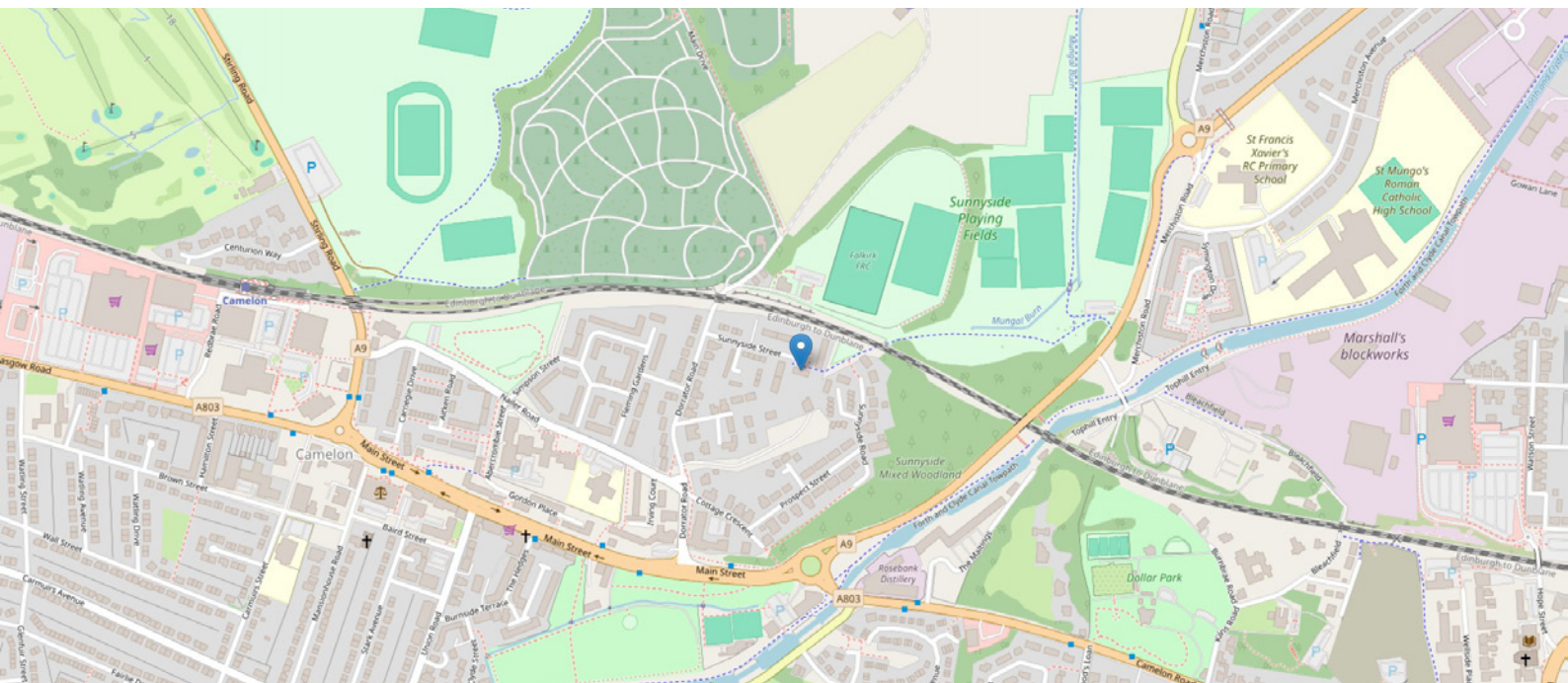


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: C



THE LOCATION

Set within a well-established and popular residential area, the property benefits from a strong sense of community alongside excellent day-to-day convenience. A range of local amenities are close at hand, including shops, supermarkets and schooling, making it a highly practical location for both first-time buyers and those looking to downsize. For those commuting, the property is well positioned for easy access to surrounding towns and key transport links, connecting you efficiently to Falkirk, Stirling and beyond. This makes it an ideal base for those needing to travel for work while still enjoying a quieter residential setting.





The area is also well-suited to outdoor living, with nearby green spaces and walking routes offering a great balance between convenience and lifestyle. Whether it is a quick walk, time with pets, or simply enjoying the outdoors, there is plenty on offer locally.

Falkirk town centre is within easy reach, along with Falkirk Stadium, home to Falkirk Football Club, which is approximately a 10-minute drive away, adding to the local appeal and sense of community for those who enjoy being close to local events and amenities.

Overall, this is a location that combines accessibility, community and lifestyle, making it a strong choice for a wide range of buyers.



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