



11 Weir Drive, Fallin

Offers Over £150,000



## 11 Weir Drive

Fallin, Stirling

Well-presented three-bedroom property featuring a modern kitchen and bathroom, bright neutral décor throughout, and a driveway providing parking for up to three vehicles.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### Lounge

16' 5" x 12' 1" (5.00m x 3.68m)

The lounge is a bright and welcoming space featuring soft carpet flooring and elegant coving trim that adds character to the room. A large front-facing window allows plenty of natural light to fill the space, creating a comfortable and airy atmosphere. The room is centred around an attractive fireplace with a surrounding mantelpiece, forming a charming focal point ideal for relaxing or entertaining. Additional features include a radiator for warmth and a stylish centre ceiling light that enhances the room's ambience.

### Kitchen

9' 0" x 12' 1" (2.74m x 3.69m)

The kitchen is well-equipped and designed for both practicality and style, featuring durable vinyl flooring and bright strip lighting complemented by under-cabinet lighting for added visibility. A rear-facing window brings in natural light, while a radiator ensures comfort throughout the year. The space includes a double oven, a four-ring electric hob with extractor fan above, a washing machine and a sink with mixer tap set into attractive wood-effect worktops. There is an integrated fridge freezer and ample storage provided by numerous cupboards and shelving, including a convenient wine rack, making this a functional and well-organised kitchen space.

### Bathroom

6' 2" x 6' 3" (1.87m x 1.90m)

The bathroom is finished to a modern standard with laminate wood-effect flooring and stylish spotlights that create a bright and contemporary feel. Wet wall splashback panels provide a sleek, low-maintenance finish, while a rear-facing opaque window allows natural light in while maintaining privacy. The room features a walk-in shower with glass doors and a rainfall showerhead, offering a comfortable and relaxing experience. Additional fittings include a sink with mixer tap and convenient under-sink storage, along with a chrome towel rail that adds both practicality and a modern touch.





### Hallway

The hallway provide a welcoming entrance to the home, accessed via a PVC front door with a side glass panel that allows natural light into the space. The area is finished with comfortable carpet flooring and a centre feature light, creating a bright and inviting first impression. A radiator provides warmth, and the hallway also benefits from two useful storage cupboards. From here there is access to the lounge, kitchen and bathroom, with stairs leading to the upper level of the property.

### Bedroom One

15' 7" x 10' 2" (4.76m x 3.10m)

Bedroom One is a spacious and bright room featuring carpet flooring and a large front-facing window that allows plenty of natural light to fill the space. The room is finished with neutral décor, creating a calm and versatile setting suitable for a variety of styles. Additional features include a radiator, centre ceiling light, and a built-in cupboard providing convenient storage, while still allowing ample space for free-standing furniture.

### Bedroom Two

10' 9" x 10' 2" (3.27m x 3.11m)

Bedroom Two is a large double room, offering a bright and comfortable space with fresh, neutral décor throughout. A rear-facing window provides natural light, complemented by a radiator and centre ceiling light. The room also benefits from coving detail and offers ample space for free-standing furniture, making it a versatile and practical bedroom.



### Bedroom Three

13' 11" x 5' 11" (4.25m x 1.81m)

Bedroom Three is a well-proportioned double room, finished with carpet flooring for a cohesive feel throughout the home. The space benefits from a rear-facing window that allows natural light to enter, along with a radiator and a feature ceiling light. Presented in neutral décor, the room offers a versatile setting with ample space for free-standing furniture, making it suitable for a variety of uses.



### **FRONT GARDEN**

The front garden features a gated driveway with a combination of monoblocking and grey decorative gravel, creating a smart and low-maintenance exterior. There are two steps leading up to the front door, providing a welcoming entrance to the property.

### **REAR GARDEN**

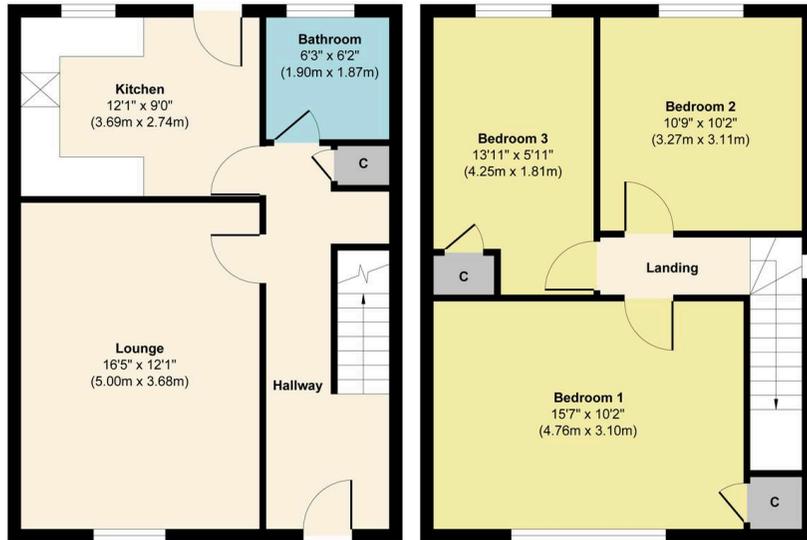
The rear garden is designed for both practicality and enjoyment, featuring slabbed areas and ramp access leading up to the rear door. Benefiting from an outside water tap and external lighting, the space is well equipped for everyday use. A shed and summerhouse are included in the sale, providing excellent additional storage and versatile outdoor space.

### **DRIVEWAY**

3 Parking Spaces

The driveway can comfortably accommodate three vehicles.





**Ground Floor**  
Approximate Floor Area  
479 sq. ft  
(44.53 sq. m)

**First Floor**  
Approximate Floor Area  
479 sq. ft  
(44.53 sq. m)

Approx. Gross Internal Floor Area 958 sq. ft / 89.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	77

England, Scotland & Wales

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	73

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33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

