





Description

O'Malley Property are proud to present this well-proportioned three-bedroom family home, offering an excellent opportunity for first-time buyers, growing families and those looking to take the next step up the property ladder.

Thoughtfully arranged over two levels, the property provides bright and practical accommodation designed to suit modern family living. The ground floor centres around a generous lounge, offering plenty of space for relaxing and entertaining, while the adjoining kitchen provides a functional layout with room for everyday dining. A convenient ground-floor WC adds further practicality, and ample storage is available throughout the home.

Upstairs, the accommodation continues with three well-sized bedrooms, including a spacious principal bedroom complete with its own en-suite shower room. Two further bedrooms offer flexibility for children, guests or those working from home, while the family bathroom serves the upper floor. Built-in storage enhances the practicality of the layout, making the most of the available space.

Externally, the property enjoys a particularly attractive rear garden which benefits from a high degree of privacy, with no overlooking properties to the rear. This creates a peaceful outdoor space that can be enjoyed throughout the year, whether for family time, entertaining guests or simply relaxing. A private driveway to the side of the property provides convenient off-street parking.



“Spacious Property”

Location

Situated within a popular residential area of Falkirk, the property enjoys easy access to a wide range of local amenities including supermarkets, leisure facilities, cafés and everyday services. Commuters will appreciate the excellent transport links available, with convenient access to the motorway network connecting to Edinburgh, Glasgow and beyond.

Families are particularly well served by the property's location within the catchment area for local primary and secondary schooling, making it an attractive choice for those seeking a long-term family home. A selection of parks, walking routes and recreational facilities are also nearby, providing excellent opportunities for outdoor enjoyment.

Lounge

15'3" x 13'0"

Kitchen

8'10" x 8'2"

Master Bedroom

11'8" x 9'7"

Ensuite

11'8" x 9'7"

Bedroom 2

10'11" x 7'7"

Bedroom 3

10'10" x 7'4"

W.C

8'2" x 4'4"

Bathroom

6'6" x 5'6"

Home Report

The home report is available upon request.

Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

Misdescription Act

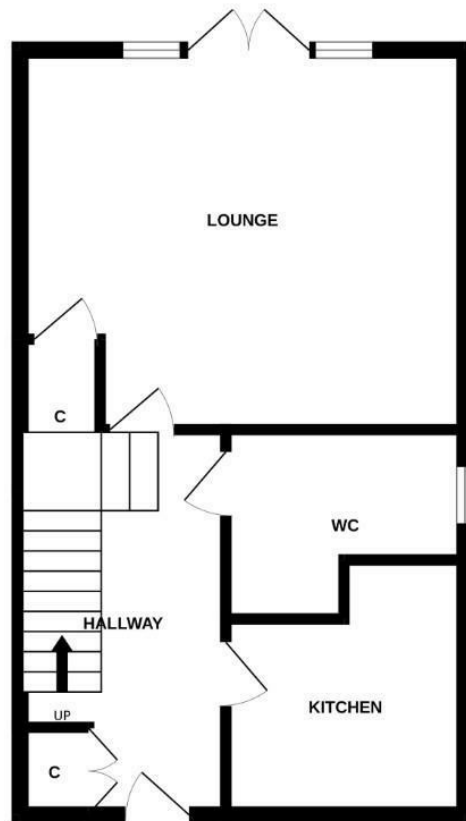
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



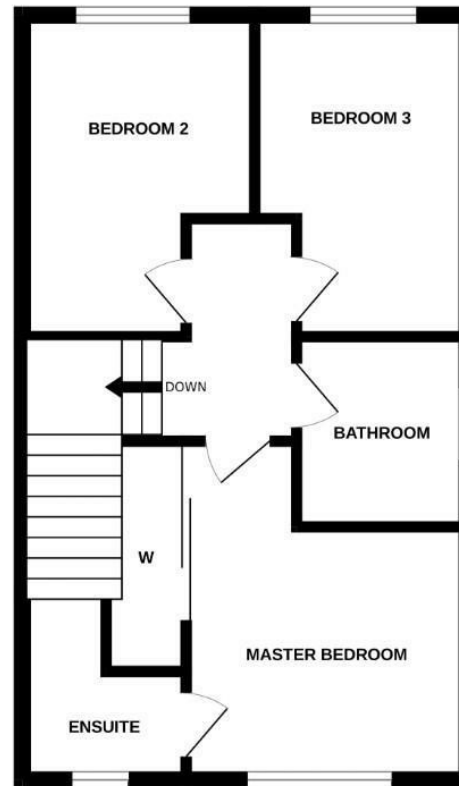
Offers Over £229,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Property Misdescriptions Act 1991.
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.