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Cleuch Place, Maddiston, FK2 0HF

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Cleuch Place, Maddiston



Quietly positioned within a popular residential cul-de-sac in the village of Maddiston close to schooling, amenities and green space, this five-bedroom detached family home presents a must-see opportunity.

In turn-key condition and with a versatile bright layout ideally suited for modern living the ground floor features a living room opening to the adjacent dining room. This in turn leads to a well-appointed conservatory and impressive dining kitchen with utility and garden access. On the first floor, there are five appealing bedrooms, two with en-suite facilities. The layout is completed by a family bathroom whilst externally there is an idyllic rear garden and off-street parking.

Within walking distance of local primary schooling, and only a short drive from Linlithgow and Falkirk, Cleuch Place is a wonderful property.

What's special about this house

- Comfortable and modern five-bedroom detached family home with a generous and versatile layout, an appealing interior design, off-street parking, and a beautifully kept rear garden.
- An inviting and spacious living room featuring a large picture window to the front, wood-inspired flooring and a tasteful colour palette. Opening to the adjacent dining room it offers an ideal place in which to relax and entertain.
- Elegant formal dining room adjoining the living room, kitchen, and well-appointed conservatory. Perfect for family gatherings and socialising with friends.
- Conservatory with east-facing doors opening to the rear garden. Expansive glazing allows for an idyllic aspect and allows for garden enjoyment year round.
- Impressive dining kitchen opening to the rear garden and showcasing wood-effect wall and floor units, quartz-effect worktops and an integrated oven, hob, and extractor hood.
- Stylish principal double bedroom with handsome wooden flooring, a statement accent wall and a sleek en-suite shower room. Enjoying an idyllic aspect it exudes a relaxed ambience.
- Neat front garden bordering an integral garage, and driveway.
- Idyllic rear garden backing onto open countryside and featuring a mature lush lawn, established borders, paving and a charming pergola entrance.



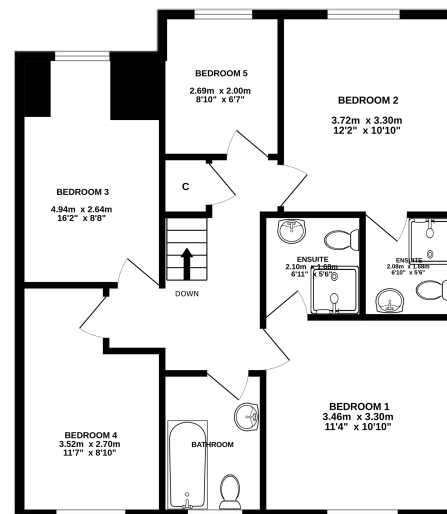
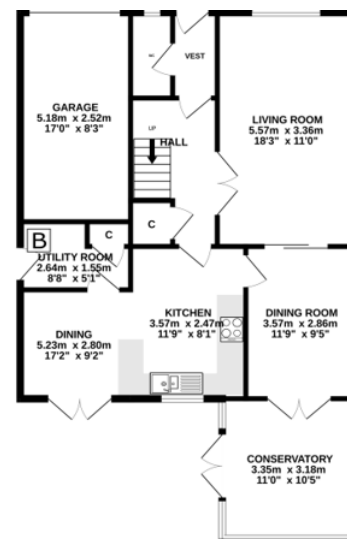
Location and Amenities

- Catchment for Maddiston Primary School (less than a five-minute walk) and Braes High School.
- Both Falkirk and Linlithgow lie just over a ten-minute drive away and features an excellent and diverse selection of shops, bars, and restaurants.
- Ideal commuter location near to the M9 with easy access to Edinburgh (25 miles) and Glasgow (26 miles).
- Polmont Train Station with regular and swift links to Edinburgh and Glasgow is only 1.5 miles away.
- Edinburgh International Airport is just 17 miles from the property.
- Scenic green spaces on the doorstep including Muiravonside Country Park, Kinneil Estate, and Callendar Park.
- Family-friendly recreational activities such as Polmont Golf Course, the Falkirk Wheel, Falkirk Golf Club, the Mariner Leisure Centre, and Linlithgow Palace are all within easy reach.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine (taking boosh), tumble dryer, fridge/freezer, fridge, freezer, garden hut and hot tub are included

Home Report valuation	£330,000
Internal floor area	144m ²
School catchment	Maddiston Primary School Braes High School
Council tax band	D
EPC rating	B
Train station	Polmont



Living Room	5.57 x 3.36m
Dining Room	3.57 x 2.86m
Conservatory	3.35 x 3.18m
Kitchen	3.57 x 2.47m
Dining	5.23 x 2.80m
WC	1.00 x 2.04m
Garage	5.18 x 2.52m
Bedroom 1	3.46 x 3.30m
En-suite	2.10 x 1.68m
Bedroom 2	3.72 x 3.30m
En-suite	2.08 x 1.68m
Bedroom 3	3.94 x 2.64m
Bedroom 4	3.52 x 2.70m
Bedroom 5	2.69 x 2.00m
Bathroom	2.60 x 1.86m

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



Ava Steele
Property Manager

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.