



5 Talman Gardens

Polmont FK2 0PH

Offers Over £319,500

**Caesar & Howie**

*Solicitors & Estate Agents*



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Polmont FK2 OPR

This is an excellent opportunity to purchase a rarely available and generously proportioned, three bedroom detached bungalow. Situated in a sought after residential location, the property offers spacious and versatile accommodation throughout. It further benefits from a double garage, ample parking, and well maintained and mature gardens, providing an ideal setting for comfortable family living. Conveniently located close to local amenities and transport links, this attractive home will suit a variety of buyers. Early viewing is highly recommended to fully appreciate this property and its position.

- Entrance hallway
- Spacious lounge & dining room
- Kitchen & utility room
- Conservatory
- Three double bedrooms
- Bathroom & en suite
- Double garage, driveway & gardens
- GCH & DG
- Council Tax Band: F
- Energy Efficiency Rating: TBC

Extras: All floor coverings, blinds and light fittings.

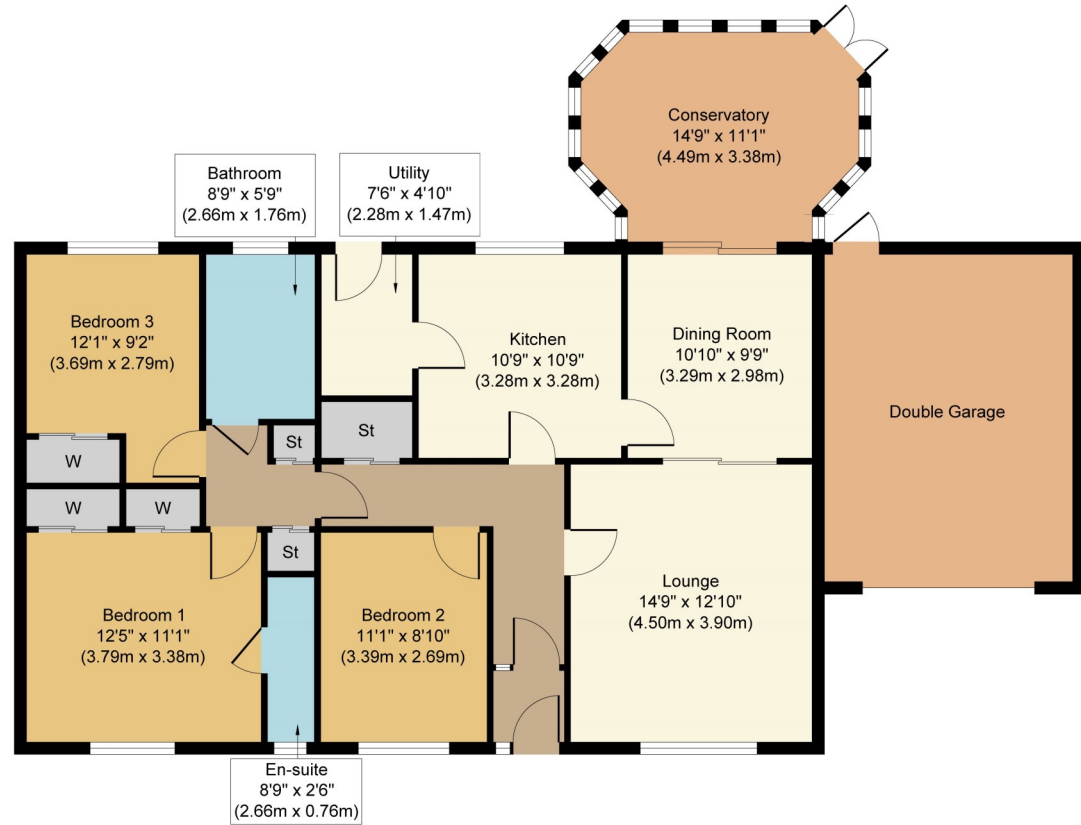
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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