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Arnothill Mews, Falkirk, FK1 5TA

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Arnothill Mews, Falkirk



Situated in Falkirk's most sought-after location, Arnothill, this exceptional four-bedroom detached family home combines a thoughtfully designed, spacious layout with high-spec finishes and tasteful interiors.

Enjoying a peaceful setting with a south-facing rear garden and off-street parking, the accommodation includes a south-facing living room flowing into the adjoining dining kitchen. There are four impressive double bedrooms, including a luxurious principal suite with a sleek en-suite shower room, while a modern family bathroom, separate shower room, large pantry area and practical utility room complete the accommodation.

Ideally positioned within walking distance of schooling, Falkirk High and Grahamston railway stations, the picturesque Callendar Park, and an excellent range of local amenities, this is a rare opportunity to acquire an outstanding family home in an enviable location.

What's special about this house

- An exceptional four-bedroom detached family home in Falkirk's most sought-after location combining a thoughtfully designed, spacious layout with high-spec finishes and tasteful interiors.
- South-facing living room boasting an elegant interior design including plush carpeting, a soothing colour palette and striking log-burning stove. Generously proportioned and with French doors open into the dining kitchen it makes for the ideal spot to relax and entertain.
- Stunning south-facing dining kitchen enjoying plentiful natural light. The modern U-shaped kitchen boasts white wall and floor units, a tiled splashback and hardwood worktops. Integrated appliances include a gas hob, electric oven, and extractor hood. Whilst the kitchen which also benefits from an adjacent utility, features casual dining for two, the inviting dining area is enhanced with bespoke seating.
- Spacious south-facing principal double bedroom with carpeting, built-in mirrored wardrobes and a sizeable en-suite shower room.
- Idyllic south-facing rear garden offering a superb level of privacy thanks to a manicured hedge on one side and trees at the bottom. A lush lawn interspersed with mature plants is bordered by a tranquil seating area. Gardeners will love the inclusion of a custom-built potting shed.
- Driveway and garage.



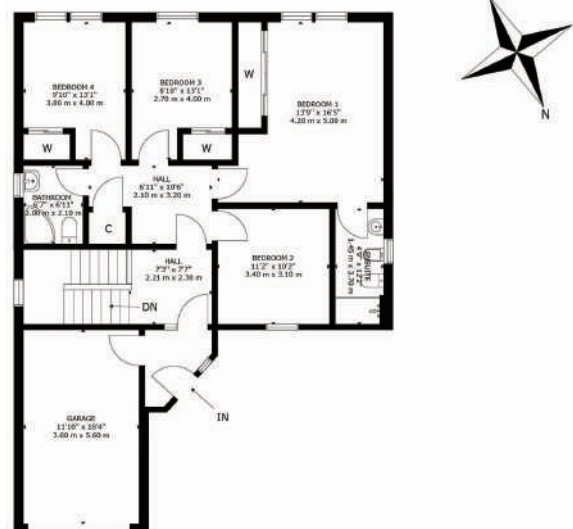
Location and Amenities

- Catchment for Comely Park Primary School, Falkirk High School and St Mungo's High School.
- Falkirk's historic town centre, less than a ten-minute walk, features an excellent and diverse selection of shops, bars, and restaurants. There is also a large shopping centre, The Howgate with over forty retailers.
- Ideal commuter location near to the M9 with easy access to Edinburgh (26 miles) and Glasgow (23 miles).
- Falkirk High & Grahamston train station with regular, direct services to Glasgow, Edinburgh and Stirling are less than a five-minute drive or walkable in 10-15 minutes.
- Edinburgh International Airport is just 19 miles away.
- Scenic green spaces on the doorstep including Dollar Park, Callendar Park, Muiravonside Country Park and Kinneil Estate.
- Family-friendly recreational activities such as 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, fridge/freezer, fridge, freezer, and garden hut are included

Home Report valuation	£450,000
Internal floor area	175m ²
School catchment	Comely Park Primary School Falkirk High School
EPC rating	Band C
Council tax band	Band G
Train station	Falkirk Grahamston



Dimensions

Lower Floor

Living Room	4.30 x 7.37m
Dining Room	2.50 x 4.00m
Kitchen	3.00 x 4.00m
Utility	2.00 x 2.10m
Shower Room	2.32 x 1.61m
WC	1.76 x 1.83m

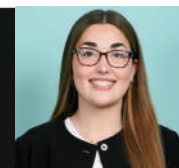
Ground Floor

Bedroom 1	4.20 x 5.00m
En-suite	1.45 x 3.70m
Bedroom 2	3.40 x 3.10m
Bedroom 3	2.70 x 4.00m
Bedroom 4	3.00 x 4.00m
Bathroom	2.00 x 2.10m

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



Jenna Turpie
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.