

39 Alder Grove

WESTQUARTER, FALKIRK, FK2 9SU



*CHARMING 3 BED SEMI-DETACHED HOME OFFERING
SPACIOUS AND STYLISH ACCOMMODATION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present Alder Grove to the market. Set within an established residential setting, number 39 is a beautifully presented home offering a wonderful blend of character, modern finishes and versatile living space, making it an ideal choice for families, first-time buyers and downsizers alike.

The welcoming entrance hall provides access to the principal ground floor accommodation and immediately sets the tone for the care and attention that has been invested throughout the home. The lounge is a particularly inviting space, centred around a striking feature fireplace with stove, creating a warm and comfortable environment for everyday living. An open connection leads through to a dedicated dining area, providing an excellent space for entertaining guests or enjoying family meals.





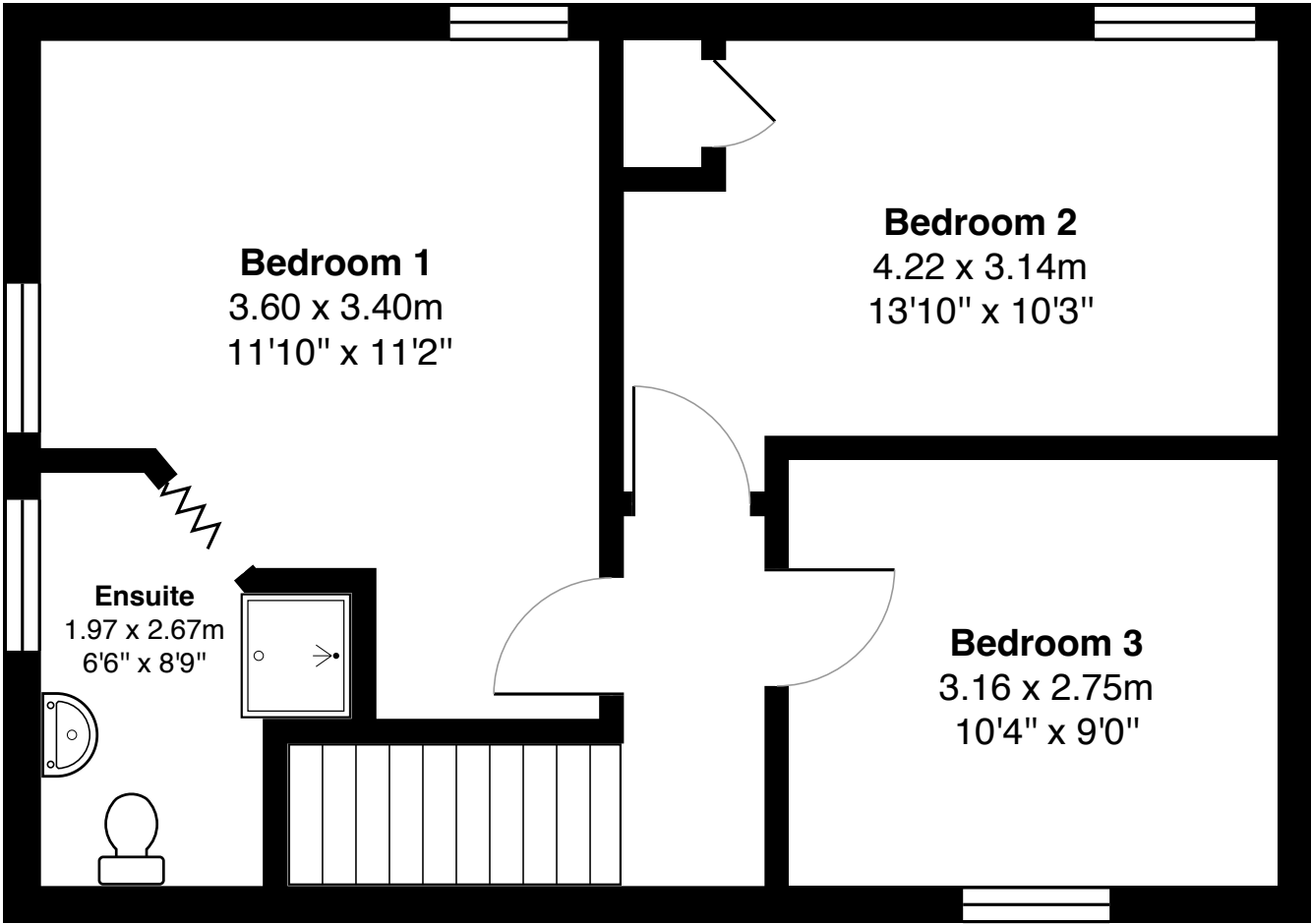
Positioned to the rear, the kitchen has been thoughtfully upgraded to create a stylish and practical heart of the home. Finished with an attractive range of contemporary units, quality work surfaces and integrated appliances, the space offers ample room for cooking, dining and day-to-day family life while enjoying pleasant views across the garden.



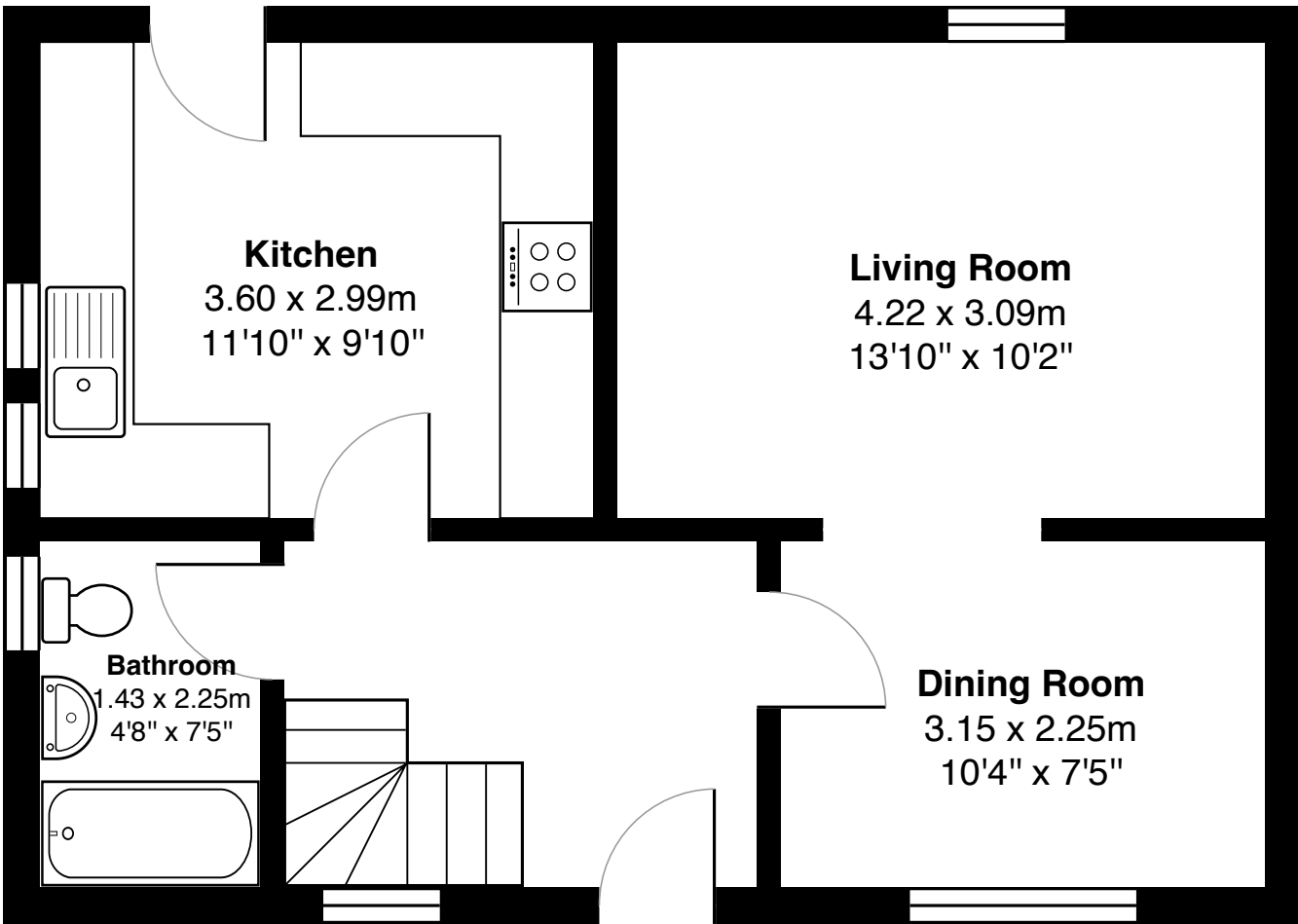


The upper level is accessed via a bright landing and leads to three well-proportioned bedrooms. The principal bedroom offers generous proportions and fitted storage, while the remaining bedrooms provide flexible accommodation for children, guests or those requiring a dedicated home office. Completing the accommodation is a beautifully appointed family bathroom featuring a modern suite and contemporary finishes.





Gross internal floor area (m²): 92m²
EPC Rating: C



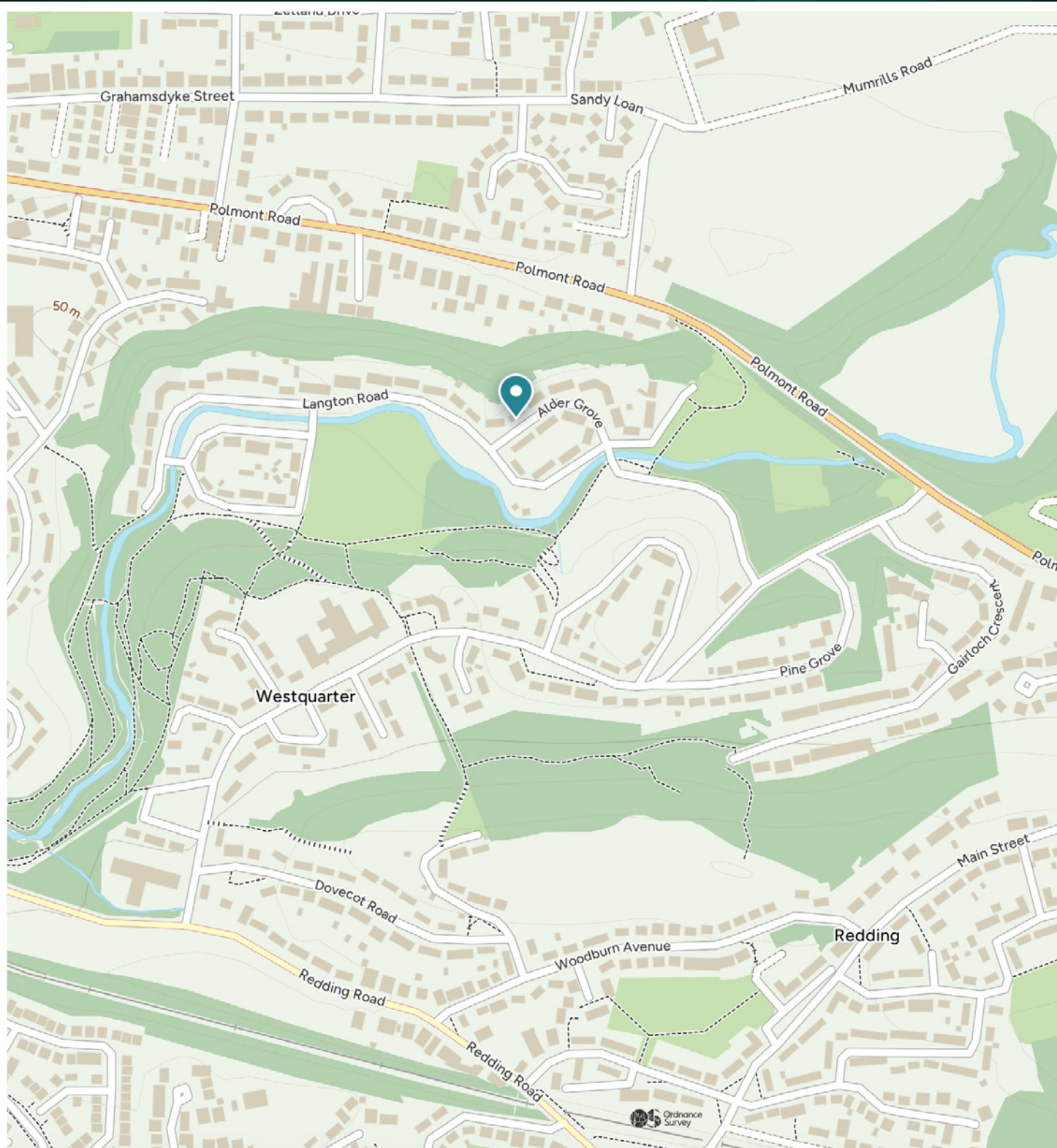


Externally, the property enjoys impressive outdoor space. The rear garden has been carefully landscaped to create a series of distinct areas for relaxation, entertaining and family enjoyment. A substantial patio provides an ideal setting for outdoor dining, while the generous lawn offers plenty of space for children and pets to enjoy. Raised terraces, decorative gravel areas and mature woodland beyond the boundary create an attractive backdrop and a sense of privacy rarely found within similar properties. To the front, the home enjoys a neat and welcoming approach with driveway parking.

Throughout the property, buyers will appreciate the balance of modern styling and traditional comfort, resulting in a home that is ready to move into and enjoy from day one.



Westquarter is a highly regarded residential area on Falkirk's eastern edge, offering a peaceful village atmosphere with excellent access to amenities. Popular with families, it features a strong sense of community, nearby schooling, and abundant green space. Well-regarded primary and secondary schools, local shops, supermarkets, healthcare facilities, and leisure amenities are readily accessible. Falkirk town centre is a short distance away. For commuters, Westquarter Railway Station provides connections to Edinburgh and beyond, while nearby Falkirk High Station offers express services to Edinburgh and Glasgow. The M9 motorway is easily accessible. Outdoor attractions include The Helix (home to the Kelpies), Callendar Park, and the Falkirk Wheel. Combining excellent transport links, strong schools, and access to urban amenities and outdoor pursuits, Westquarter remains one of Falkirk's most desirable locations for families and professionals.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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