





Individually built luxury detached villa occupying private fully enclosed gardens. The gardens incorporate a large block-paved front driveway and rear garden incorporating lawn, raised beds and useful gable store. The property is situated conveniently for access to excellent surrounding amenities including nearby motorway and rail links, popular with commuters.

A programme of upgrading completed in March 2024, the property offers super family sized accommodation formed over two levels, ready for immediate occupation. Access is through an entrance vestibule leading thereon to a bright reception hallway with focal point staircase and downstairs WC off. The wonderful sitting room is a front-facing apartment extending to in excess of eighteen feet and enjoying access via French doors to the dining kitchen. The impressive dining kitchen was refitted in March 2024 complete with integrated oven, hob and extractor hood. The dining kitchen extends to in excess of twenty-two feet and has separate French doors allowing access to the sitting room and charming rear conservatory. The lower accommodation is completed by a utility room offering excellent storage and access to the gardens.

On the upper floor there are four flexible bedrooms and a remarkably large and bright family bathroom. The master bedroom enjoys Jack and Jill access to a large family shower room. Practical features include attic storage, gas central heating and double glazing. Attention is drawn to the attached workshop/hobbies space which provides superb potential for home workers or the self-employed to convert for use as home office or to utilise for business use. Planning permission was granted in 2016 for conversion and extension to form fully self-contained granny/teenage accommodation which may prove of interest to purchasers seeking to develop. Presented with new decoration and feature flooring, the property warrants immediate viewing.

Viewing

By appointment please through
Clyde Property Falkirk

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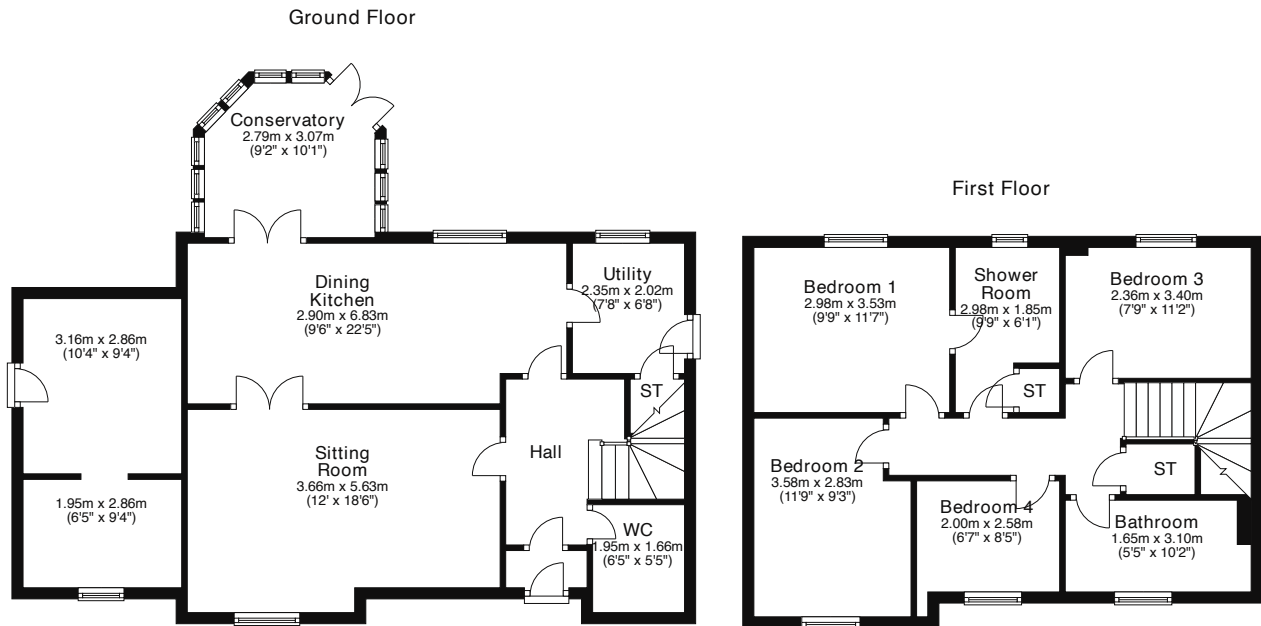
Price Offers Over £195,000

EER Rating Band C

Property Ref WD4986



Accommodation layout & measurements



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Location

The major town of Falkirk offers an extensive range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of Larbert and Falkirk rail stations which provide main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding arterial road and motorway network offers superb access for commuters to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK2 7QL

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