







Easily managed modern detached villa enjoying quiet cul-de-sac setting. The sunny southerly facing rear gardens have wonderful rearward views across distant tree-lined fields and countryside. A broad block-paved driveway provides off-road parking for several vehicles and access to an attached garage with new electric roll-over door. The property lies within the catchment for Comely Park Primary School and is within easy reach of Falkirk High Station.

The reception hallway has a large cloaks/storage cupboard off, downstairs WC and stairway to upper apartments. The sitting room has a front facing box bay window and sliding patio doors which full advantage of the views and allow access to a timber sun deck. The kitchen was refitted in 2023 complete with integrated hob, oven, extractor hood, fridge freezer and dishwasher. French doors from the kitchen allow access to a well-proportioned rear conservatory.

On the upper floor there are three bedrooms and family bathroom which was refitted in 2022 complete with mains shower valve, rainforest shower head and chrome radiator. Practical features include gas central heating with Worcester Bosch boiler and double glazing. Early viewing is highly recommended.

**Viewing**

By appointment please through  
Clyde Property Falkirk

01324 881777  
falkirk@clydeproperty.co.uk

Price Offers Over £230,000

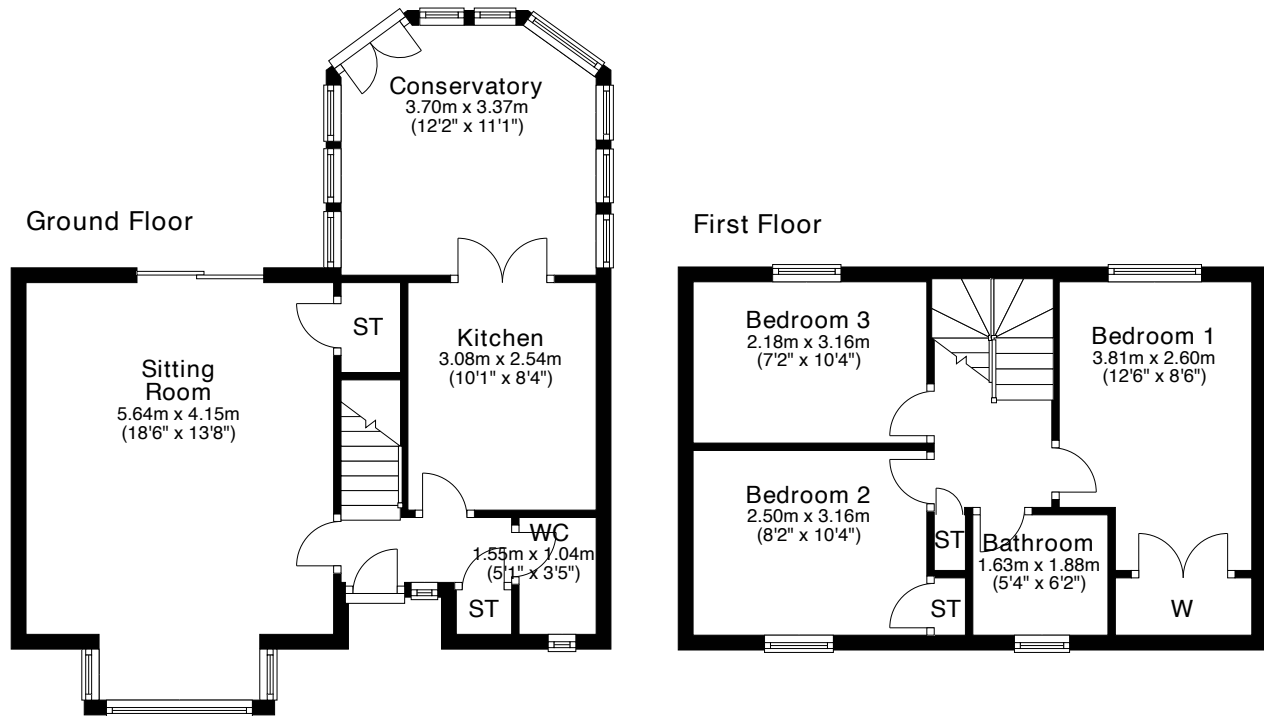
EER Rating Band C

Property Ref WS5054





## 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 Falkirk High Station which provides main line express rail links to the cities of Edinburgh and Glasgow. The surrounding arterial road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 5PH

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