

2 Cunningham Gardens

FALKIRK, STIRLINGSHIRE, FK2 9BE



Immaculately upgraded three-bedroom semi villa with driveway and garden



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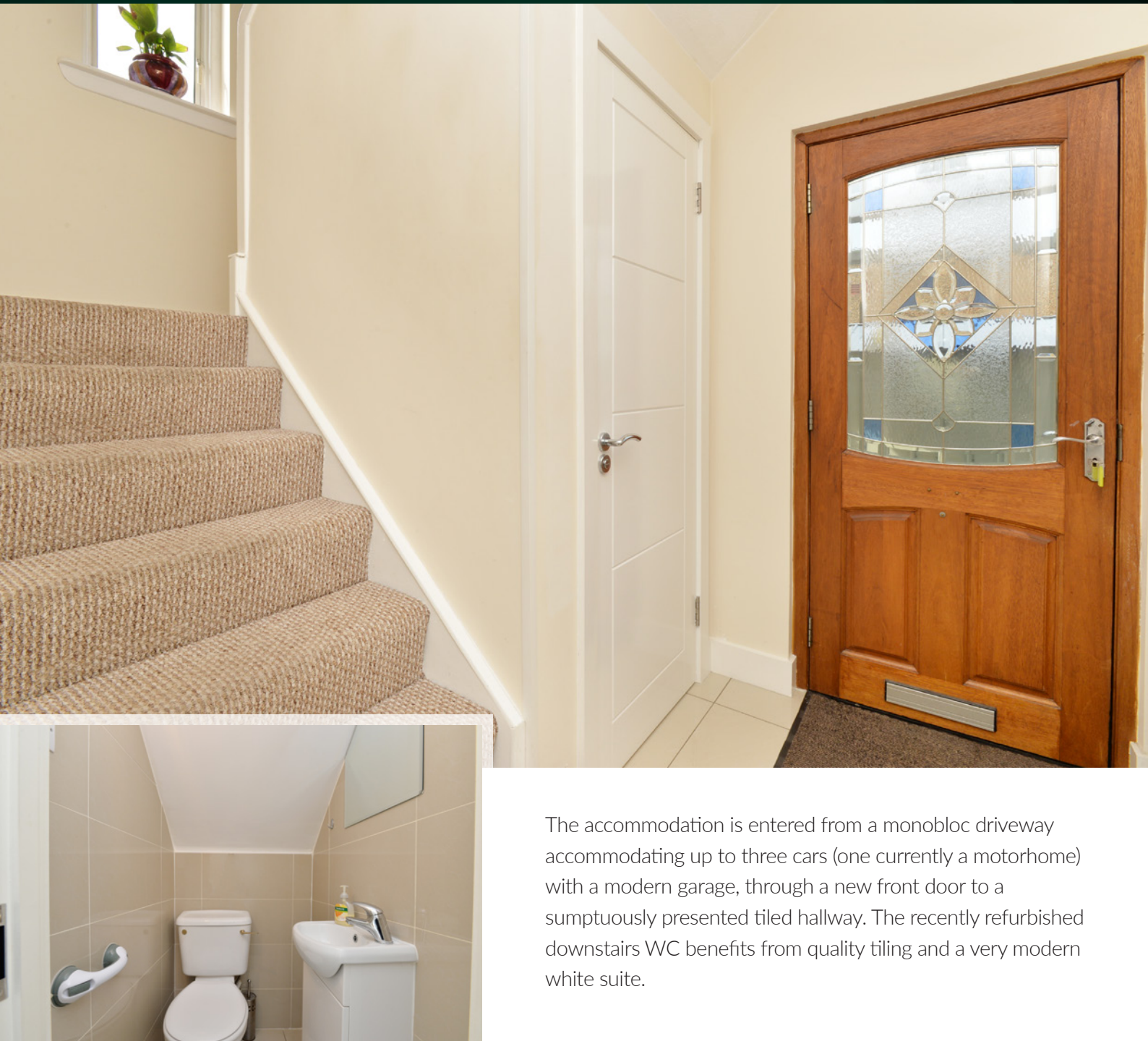
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McEwan Fraser Legal is delighted to present this immaculately upgraded and finished three-bedroom semi-detached home. Conveniently positioned minutes from main transport facilities and local amenities, is this tastefully upgraded semi-detached villa, in a very desired and sought-after area of Falkirk.

Internally, the property offers versatile family accommodation formed over two substantial levels. The building has lavishly upgraded both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The interior offers an excellent living space, which is inherent with a home of this size and character.

THE ENTRANCE & WC



The accommodation is entered from a monobloc driveway accommodating up to three cars (one currently a motorhome) with a modern garage, through a new front door to a sumptuously presented tiled hallway. The recently refurbished downstairs WC benefits from quality tiling and a very modern white suite.

THE LOUNGE



The generously proportioned lounge is bright and airy and receives lots of natural light from two large front-facing windows. The quality wooden flooring complements the stunning feature fireplace with tiled surround and alcove space on either side of the chimney breast.



THE DINING AREA



The dining area boasts room for a large dining table and a recessed alcove accommodates a quality wooden display cabinet. This is a flexible area for various furniture configurations and ideal for hosting family and friends in comfort.



THE KITCHEN

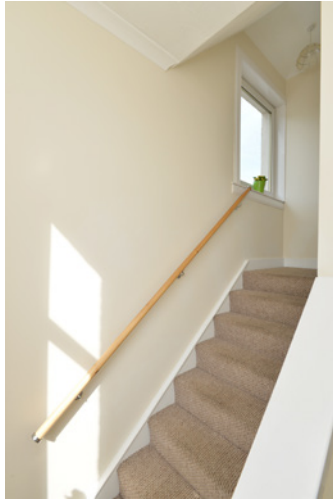


The extremely well-appointed refurbished kitchen boasts new quality tile flooring and plenty of high-quality black laminate worksurface over white gloss base and wall units with modern handles and tiled splashback over all worksurface areas. An integrated dishwasher and double oven and a gas hob with black steel and glass cooker hood mean this is the ideal place for any aspiring chef to prepare a tasty meal. Freestanding washing machine, microwave and American style fridge freezer simply add to the quality finish of this apartment within the property.



The new Vokera boiler and pipework installed in November 2020 ensures efficient means of keeping this property warm and cosy in addition to the quality modern double glazing throughout. The electrical system has also been upgraded recently.

A carpeted stairway leads to the upper accommodation with a large window on the half landing providing lots of natural light. The new skirting boards evidenced here are typical of the upgrades throughout the property. The upper hallway is finished in an Almond Milk colour and boasts a large storage cupboard / wardrobe with additional clothes hanging space. The stairway and upper hallway carpet extends to all three bedrooms.



BEDROOM 1



Bedroom 1 is a very large double with 2 windows to the front of the property with a free-standing wardrobe and another generous built sliding wooden door wardrobe with a further sliding mirror door wardrobe with alcove space for a home-office workstation. There is no shortage of storage space in this spacious accommodation.



BEDROOM 2 & 3



Bedroom 2 is another very large double this time overlooking the large rear garden. This boasts a built-in wardrobe together with a free-standing wardrobe and drawers etc.

Bedroom 3 is a generous double with Egyptian Cotton coloured walls and new carpeting with ample space for free-standing quality wardrobes and matching drawers. The large window is to the front of the accommodation.



THE BATHROOM



The family bathroom is the real jewel in the crown of this magnificent home. Recently refurbished with high-quality sanitary ware this immaculately tiled room, both floor and walls, benefits from being large enough to accommodate a large quality shower cabinet complete with a new Mira shower and a stunning jacuzzi bath with jets and completed with a shower wand. This stunning room is completed with a stainless steel heated towel rail for added comfort.



THE ATTIC



There is a fitted loft ladder leading to a well-equipped attic area with power outlets and lighting. This is a workshop and sporting goods storage area, with further development potential for those with an eye for a project.

THE GARDEN

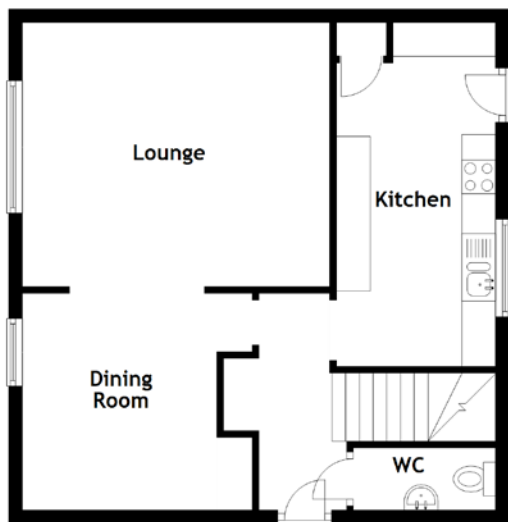
The generous rear garden is lawn to the rear with a chipped area in the centre and a large patio area next to the house and rear door. It is complemented with a new wooden shed for storage of garden tools etc. This is a secure area for children and pets alike and the surround fencing and gate to front ensures security and privacy will be maintained.

In conclusion there will rarely be available such a well-presented and upgraded property of this type and early viewing is strongly recommended for accommodation that absolutely exemplifies the term "Walk in condition".

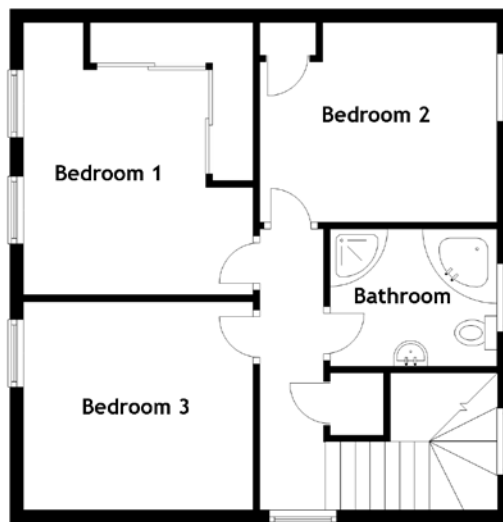


FLOOR PLAN, DIMENSIONS & MAP

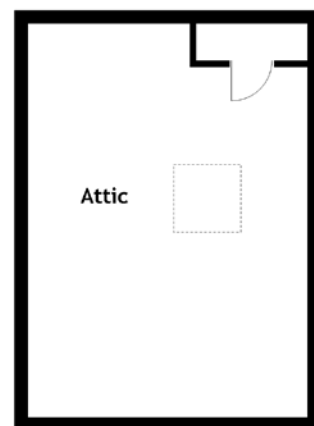
Ground Floor



First Floor



Attic



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.56m (15') x 3.91m (12'10")
Dining Room	3.41m (11'2") x 3.21m (10'6")
Kitchen	5.09m (16'8") x 2.36m (7'9")
WC	1.10m (3'7") x 0.92m (3')

First Floor

Bedroom 1	4.04m (13'3") x 3.40m (11'2")
Bedroom 2	3.51m (11'6") x 2.96m (9'9")
Bedroom 3	3.40m (11'2") x 3.11m (10'2")

Bathroom 2.47m (8'1") x 2.09m (6'10")

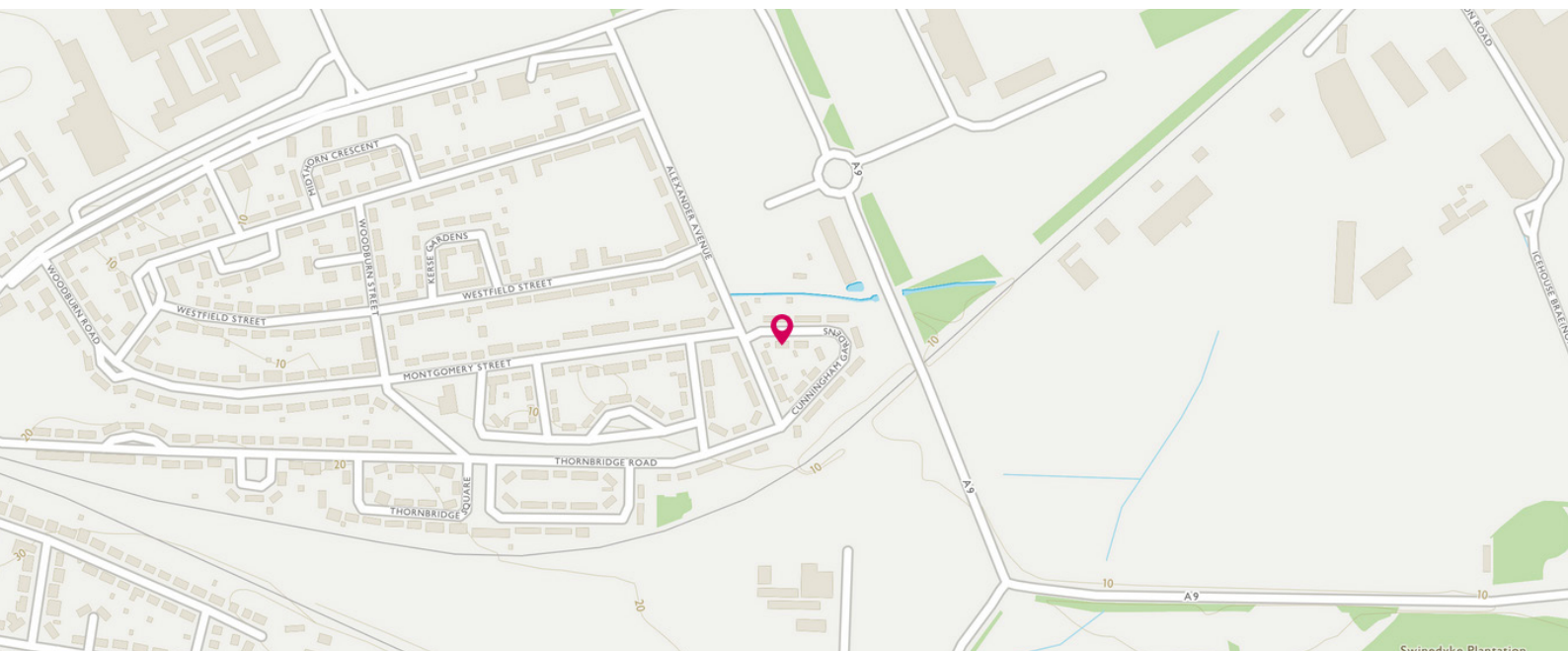
Attic

Attic 5.83m (19'1") x 4.14m (13'7")

Gross internal floor area (m²): 102m²

EPC Rating: C

Extras (Included in the sale): As the current owners are looking to relocate abroad it may be possible to purchase some of their fine furnishings and quality white goods by separate negotiation.



THE LOCATION

This stunning property is situated in the within walking distance of Falkirk town centre which provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town.





The property is well placed for the M9 and M876 motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling, and Glasgow. Those preferring not to drive are also well catered for with two railway stations offering rail connections to both Edinburgh and Glasgow within thirty minutes and a bus service. For the family, there are primary, secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



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