



*2 DOUBLE BEDROOM, SEMI DETACHED HOME,  
WITH LONG DRIVEWAY AND SEPARATE GARAGE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present 22 Main Street to the market. Tucked away in the quiet village of Avonbridge, this well-presented two-bedroom semi-detached home offers a lovely blend of comfort, space and practicality – perfect for first-time buyers, downsizers, or anyone looking to enjoy village life with great access to Falkirk and beyond.

Step inside and you're welcomed by a bright and inviting entrance hallway, where the decorative tiled flooring immediately adds charm and character. This space sets the tone for the rest of the home – warm, welcoming, and full of potential.

From here, you're drawn into a spacious living room, where a large front-facing window fills the room with natural light. The feature log burner adds a real focal point and makes the space feel especially cosy. It's a generous room, ideal for relaxing or entertaining, and flexible enough to suit a variety of furniture layouts.



Just off the living room, the kitchen sits to the rear of the property. It's a well-sized breakfasting kitchen with traditional styling, featuring warm wood units, checkerboard tiled flooring, and a tiled splashback that gives it a timeless feel. There's ample worktop space and room to dine, along with direct access out to the rear garden and garage area.

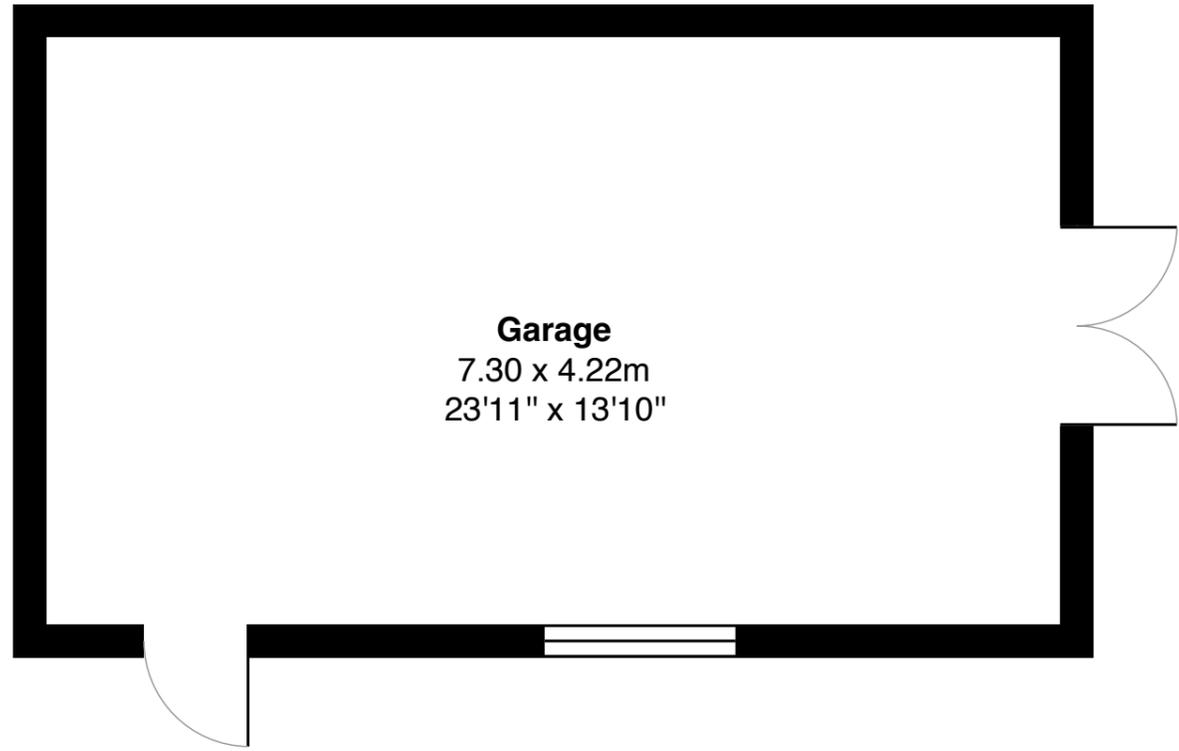


6

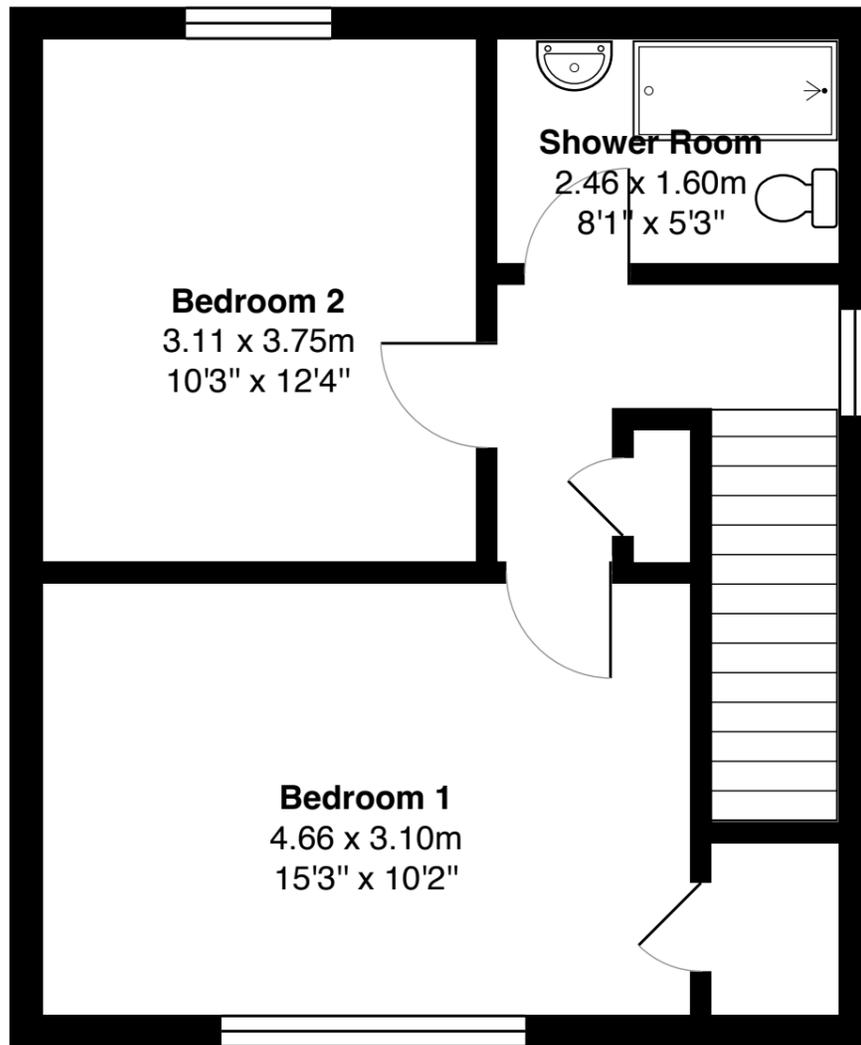
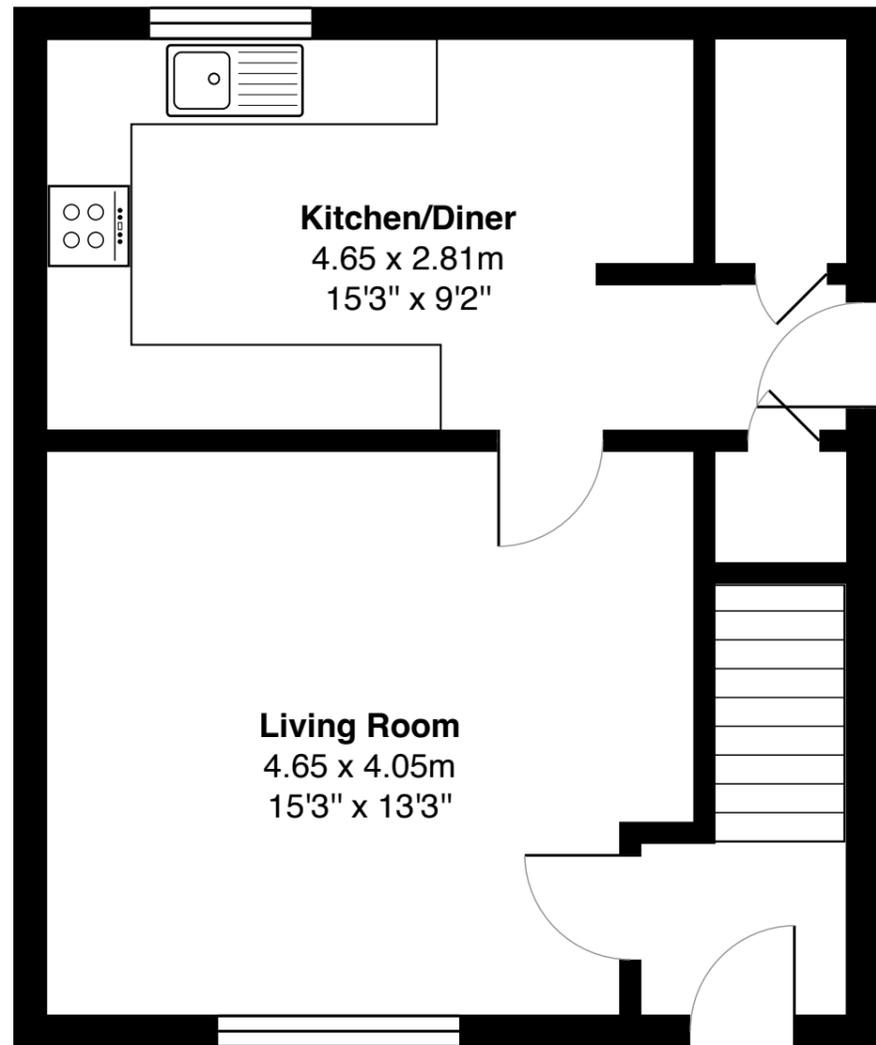
7



Upstairs, you'll find two comfortable double bedrooms, each with plenty of natural light and space for freestanding furniture. The family bathroom is fresh and modern, complete with a large walk-in shower and neutral tiling – ideal for busy mornings or relaxed evenings.



Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>  
EPC Rating: D



10

11



13



Outside, the home enjoys a long private driveway providing off-street parking for multiple vehicles. To the rear, there's a good-sized enclosed garden – mostly laid to lawn – along with a generous detached garage, perfect for storage, a workshop, or future projects.

Whether you're looking for your first home, a quiet retreat, or something with scope to personalise, this home could be the perfect match.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



**THE SUNDAY TIMES**  
**THE TIMES**



Text and description  
**EMMA LYNCH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.