



**McEwan Fraser Legal**

Solicitors & Estate Agents

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# Waulkmill, Main Street

AVONBRIDGE, FALKIRK, FORTH VALLEY & THE TROSSACHS, FK1 2NG

# WAULKMILL // MAIN STREET

AVONBRIDGE, FALKIRK, FORTH VALLEY &  
THE TROSSACHS, FK1 2NG

Avonbridge is a village in the South of the Falkirk Council area in central Scotland. It is six miles South West of Falkirk, five miles East of Cumbernauld and seven miles North East of Airdrie. Falkirk itself enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, with a range of recreational and transport facilities; 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 main railway stations within close proximity offering rail connections to both Edinburgh and Glasgow, and a bus service. For the family, there are primary schools and local shops for everyday needs, secondary schools are close by, also leisure facilities and recreation grounds nearby too.

We are delighted to bring to the market this lovely, four bedroom, detached villa in a popular location. This property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

The welcoming hall gives access to all apartments. The spacious lounge offers scope for various furniture configurations and is flooded with natural light, set to the rear of the house it benefits from a well designed conservatory. The modern kitchen has been fitted with a range of floor and wall mounted units. It boasts an electric hob, oven and has an abundance of work surfaces. The dining room is located to the front of the property offering an elegant space for entertaining and family dining. Also located on this level is a handy office or snug. Bedroom four is double in size and is located on the ground level. A guest cloakroom completes the accommodation on ground floor. Upstairs there are three good size bedrooms, the master with built-in wardrobes. The large family bathroom is located on the upper level and consist of white three-piece suite. The comfortable home has electric and oil fired central heating as well as double glazing.

Externally, the gardens are beautifully landscaped and secure by fencing perfect for outdoor living and safe for children and pets. The rear garden offers parking for several vehicles. A double garage is on hand. This is an excellent opportunity to acquire this spacious family home.



# SPECIFICATIONS

FLOOR PLAN /  
PROPERTY LOCATION /



## APPROXIMATE DIMENSIONS

(Taken from the widest point)

|              |                                 |
|--------------|---------------------------------|
| Family Room  | 3.11m (10'2") x 2.09m (6'10")   |
| Kitchen      | 3.70m (12'2") x 3.20m (10'6")   |
| Utility      | 3.12m (10'3") x 2.18m (7'2")    |
| Conservatory | 3.70m (12'2") x 3.00m (9'10")   |
| Lounge       | 5.15m (16'11") x 3.30m (10'10") |
| Dining Room  | 3.78m (12'5") x 2.50m (8'2")    |
| Study        | 1.60m (5'3") x 1.20m (3'11")    |
| Bedroom 1    | 3.70m (12'2") x 3.30m (10'10")  |
| Bedroom 2    | 3.70m (12'2") x 3.30m (10'10")  |
| Bedroom 3    | 3.70m (12'2") x 2.70m (8'10")   |

|           |                                |
|-----------|--------------------------------|
| Bedroom 4 | 3.30m (10'10") x 3.00m (9'10") |
| Bathroom  | 1.85m (6'1") x 1.30m (4'3")    |
| Bathroom  | 2.20m (7'3") x 1.50m (4'11")   |

GROSS INTERNAL FLOOR AREA (M<sup>2</sup>) - 147 m<sup>2</sup>

EPC - D

## EXTRAS

(Included in the sale)

Floor coverings, light fittings, and blinds.

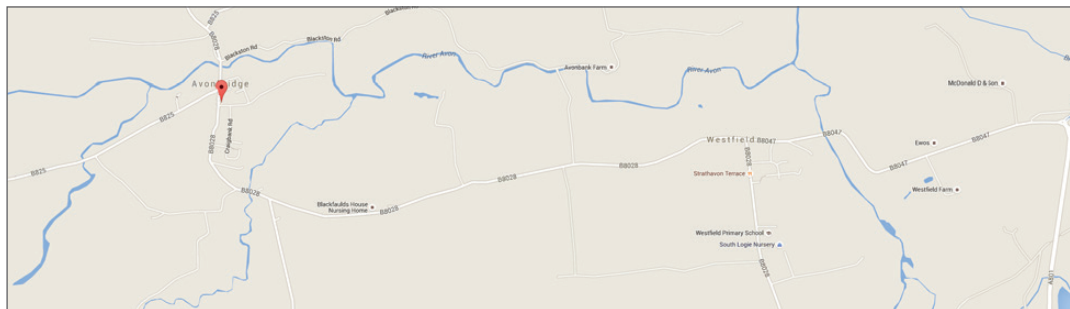


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Part  
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Text and description  
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