

# 27 Abbotsgrange Road

GRANGEMOUTH, STIRLINGSHIRE, FK3 9JD



*EXQUISITELY EXTENDED AND FINISHED  
VICTORIAN-STYLE SEMI VILLA*



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McEwan Fraser Legal are delighted to bring to the market this stunning five-bedroom Victorian-style semi villa. Set in a sought-after area in the town of Grangemouth, this beautiful property was originally built to a very high standard and has been extensively upgraded and extended to a truly fantastic level.

Overlooking the peaceful Zetland Park and only 5 minutes walk from the centre of town, this property is ideally situated to take advantage of all local amenities.

Given the multi-level layout and the stunning interior finish, this property ticks all the boxes for anyone looking for a truly unique and contemporary home. The property is presented in not only immaculate decorative order throughout but having gone through a careful series of upgrades and extensions, it now culminates in a stunning property that is in perfect walk-in condition.

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**27 Abbotsgrange Road**



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The ground floor accommodation consists of entry through a heavy storm door to a recently tiled porchway and beautifully finished hallway with stairs leading to the upper level.

The lounge occupies a large area to the front of the property and the  $\frac{3}{4}$  wall bay window overlooks the front of a 5-car driveway and tidy front garden. A stunning feature fireplace takes pride of place in a room with high ceilings and original cornicing and ceiling rose.

Located at the end of the front hallway lies the Snug – a beautifully decorated cosy room with armchairs and another stunning fireplace.

On the left of this lies the wonderfully finished shower room with many beautiful features. The downstairs bedroom is tastefully decorated and benefits from a beautiful working coal fire. This gives entry to the Boot room which has windows to the exterior and to the kitchen.

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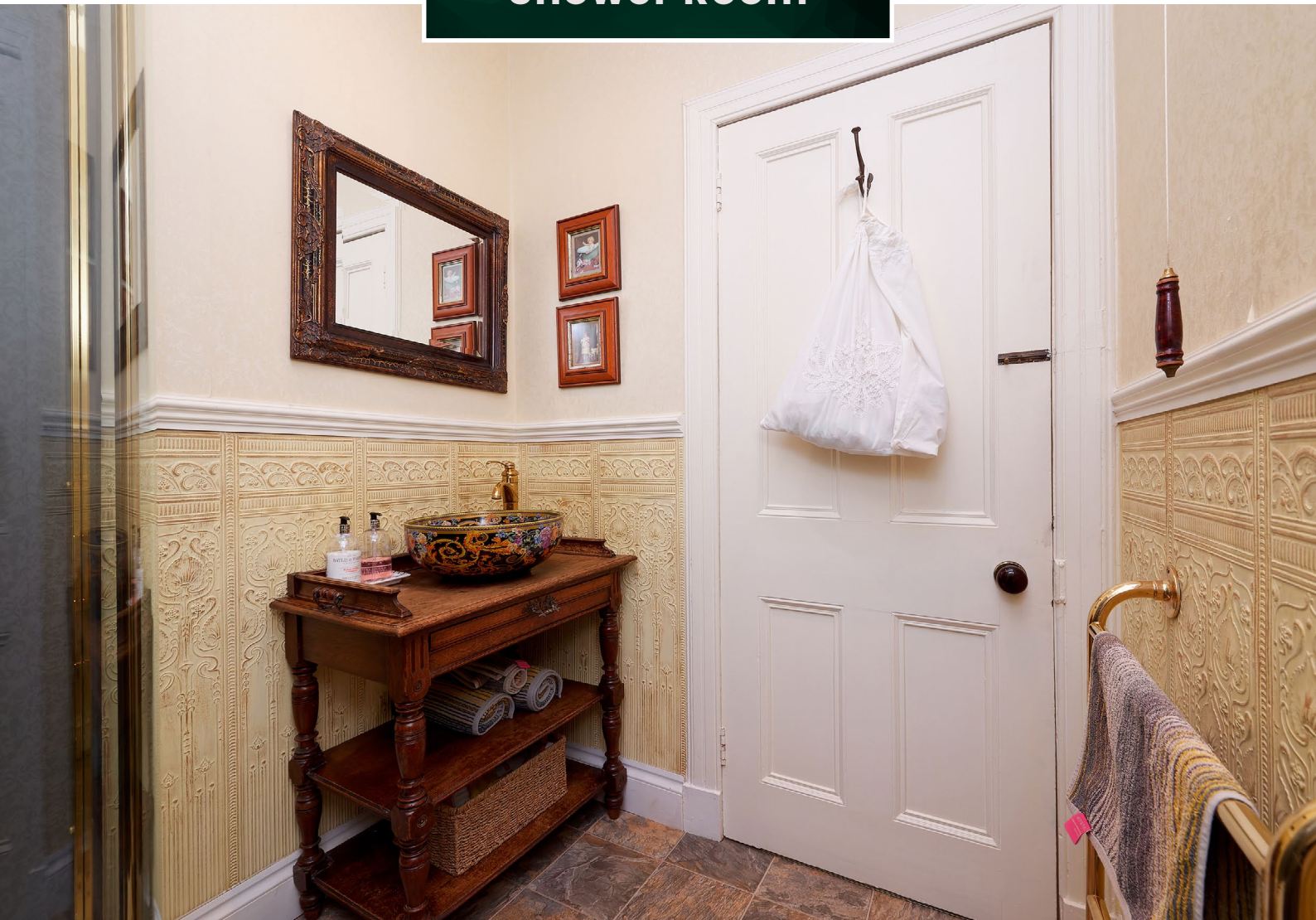


**The Snug**





**Shower Room**





Entry to the open plan kitchen is from the Snug and is immediately impressive. This kitchen is an ultra-modern Brookmans bespoke design, and benefits from a stunning Inglenook fireplace. Quartz worksurfaces all around with a modern range cooker are some of the highlights of this stunning room. This is a very large room incorporating a full-size dining table and all the modern appliances one would expect from the very recent and stunning upgrade. It is clear to any viewer this zone of the home has been designed for both style and functionality, and the open-plan layout ensures the chef will never be far away from the party.

**27 Abbotsgrange Road**







**Bedroom 4**





**Cloakroom**





The recently carpeted stair leads to the first-floor accommodation by way of a landing which leads to both the front bedrooms and to the rear bedrooms and hallway which hosts the stunning family bathroom. This benefits from quality modern white Heritage suite and large corner shower cabinet as well as ample storage. The hallway has storage cupboards and both upper hallways give access to the massive attic space via 2 glass access hatches – 1 stained glass. All bedrooms are exquisitely finished and generous in size with plenty of room for free-standing furniture. The master is finished with a cherry wood floor and a very large bay window to the front and built-in storage. The single room is currently used as a study and has a window to the front. The 3rd bedroom on this level has built-in storage and is a very large bedroom with window over rear extension. The bedroom on the same landing as the family bathroom over the rear extension is beautifully decorated as elsewhere in the house and is once again very large in size easily accommodating the free-standing furniture. This home is kept warm and cosy with a modern gas fired central heating system and recently installed sash and case windows throughout.



**Bedroom 1**





**Bedroom 2**





**Bedroom 3**





## The Bathroom







Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	8.19m (26'10") x 3.90m (12'10")	Bedroom 2	4.00m (13'2") x 3.70m (12'2")
Lounge	6.10m (20') x 4.40m (14'5")	Bedroom 3	3.99m (13'1") x 3.30m (10'10")
Bedroom 4	4.50m (14'9") x 3.70m (12'2")	Bedroom 5/Study	3.50m (11'6") x 2.00m (6'7")
Snug	3.99m (13'1") x 2.85m (9'4")	Bathroom	2.90m (9'6") x 2.30m (7'7")
Cloakroom	4.45m (14'7") x 2.00m (6'7")		
Shower Room	2.00m (6'7") x 1.70m (5'7")	Gross internal floor area (m <sup>2</sup> ): 195m <sup>2</sup>	
Bedroom 1	5.00m (16'5") x 4.00m (13'1")	EPC Rating: D	



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The very substantial rear driveway leads to a generously proportioned rear garden with lots of space for accommodating large parties. It is contained and further benefits from a large and well-maintained double brick outhouse with lights and power outlets for all those projects to be completed in warm and dry conditions, an Orangery with tiled floor, slabbed path, drying area, wild cottage garden, large, raised fishpond, stunning garden room which catches the last of the days sun, and is completed with wood storage area. This needs to be seen to be appreciated.

Some properties tick all the boxes, and this is certainly one of them. Early viewing is strongly advised for anyone seeking an immaculate, large, and incredibly stylish family home, that rarely comes to market within a popular and tranquil location such as this.

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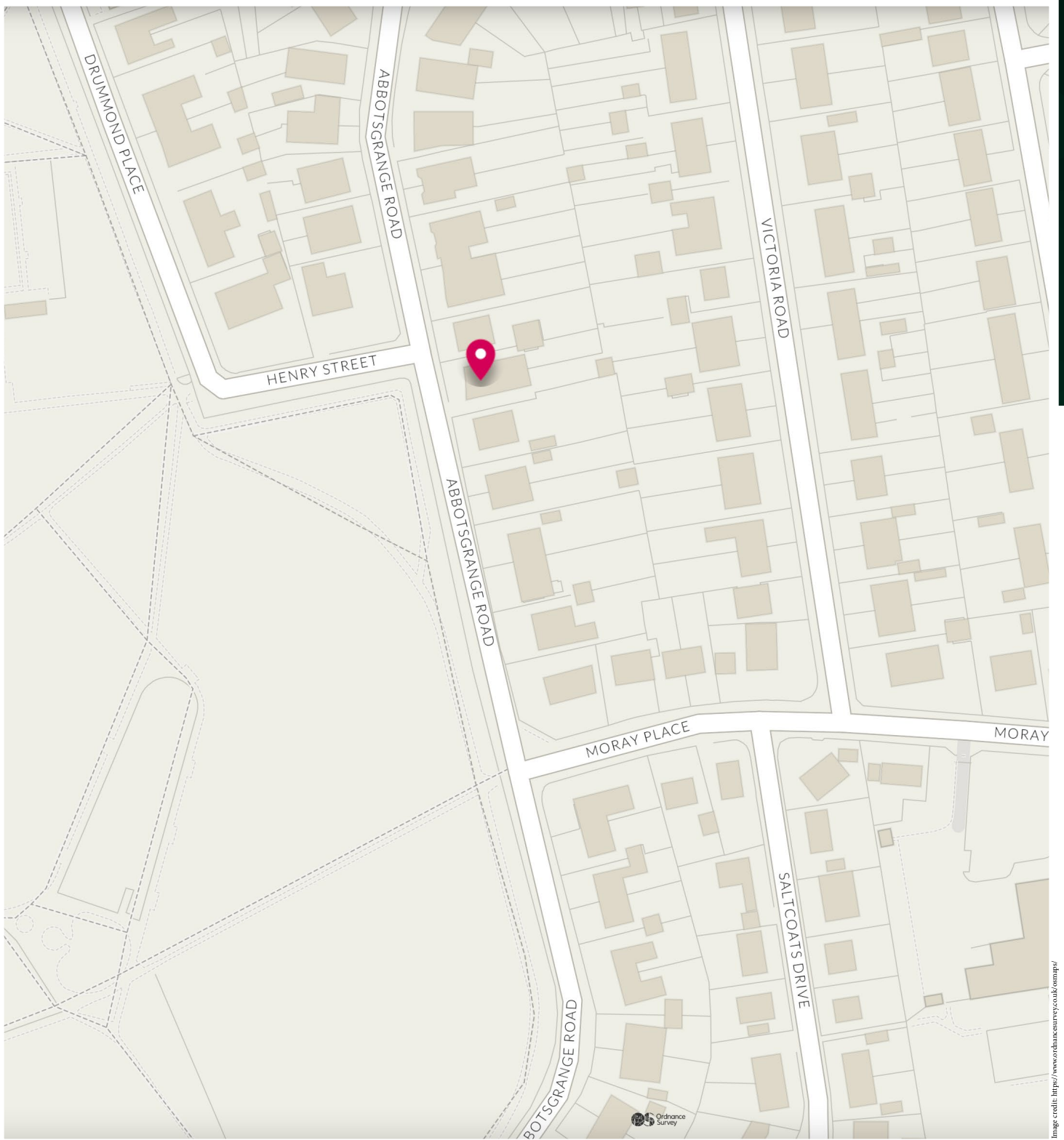


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Grangemouth is a town in the Falkirk council area, Scotland. Historically part of the county of Stirlingshire, the town lies in the Forth Valley, on the banks of the Firth of Forth, 3 miles east of Falkirk, 5 miles west of Bo'ness and 13 miles south-east of Stirling.

The town enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities. The town also provides educational requirements at both primary and secondary level. The town is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the nearby A9 which gives access to Perth and the north.

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# McEwan Fraser Legal

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