

34 Manor Wynd

MADDISTON, FALKIRK, FORTH VALLEY & THE TROSSACHS, FK2 0AP



Offering sleek modern design, spacious living areas, and a unique two-level master suite, this beautifully presented family home is the perfect blend of style and practicality



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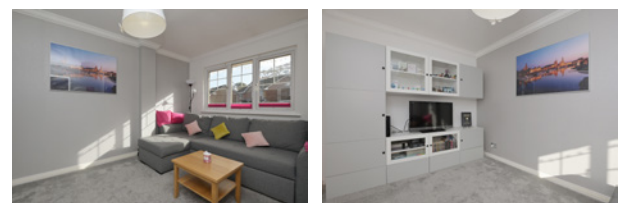


This stunning four-bedroom detached family home, set in a highly sought-after area, combines sleek modern design with thoughtful upgrades, offering a blend of style and practicality that is perfect for modern family living. From the moment you step inside, you'll be struck by the sense of light and space throughout.

THE LIVING ROOM & DINING ROOM



THIS IMAGE HAS BEEN VIRTUALLY STAGED



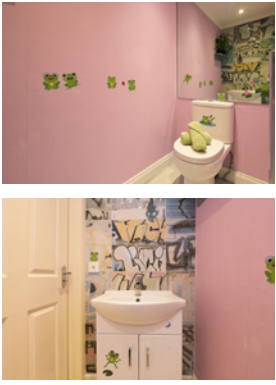
The welcoming entrance hall leads into a spacious dining room, ideal for family meals and entertaining. To the front, the cosy yet generously sized lounge has been recently refreshed with newly painted walls and stylish cabinets, offering a perfect spot to relax.

THE KITCHEN/FAMILY ROOM



The heart of the home is the impressive open-plan kitchen and family room, designed with contemporary finishes and practicality in mind. The kitchen features sleek units, a breakfast bar, and integrated appliances, with newly updated flooring that complements the modern feel. Patio doors lead out to the private rear garden, allowing for seamless indoor-outdoor living. A recently upgraded W.C., complete with new fixtures and flooring, alongside a utility room, enhances the functionality of the ground floor.





Upstairs, you'll find four generously sized bedrooms, each offering plenty of space. The master bedroom is a true standout, spanning two levels. Entered through a stylish dressing area with a modern en-suite, the upper level features a spacious bedroom area with plenty of room for a king-sized bed and storage, making it a perfect retreat. This home has seen significant improvements, including the installation of a new shower in the family bathroom, fresh carpets, and a new storage room under the stairs, ensuring both style and functionality throughout.

THE BATHROOM



BEDROOM 1



THE ATTIC ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4

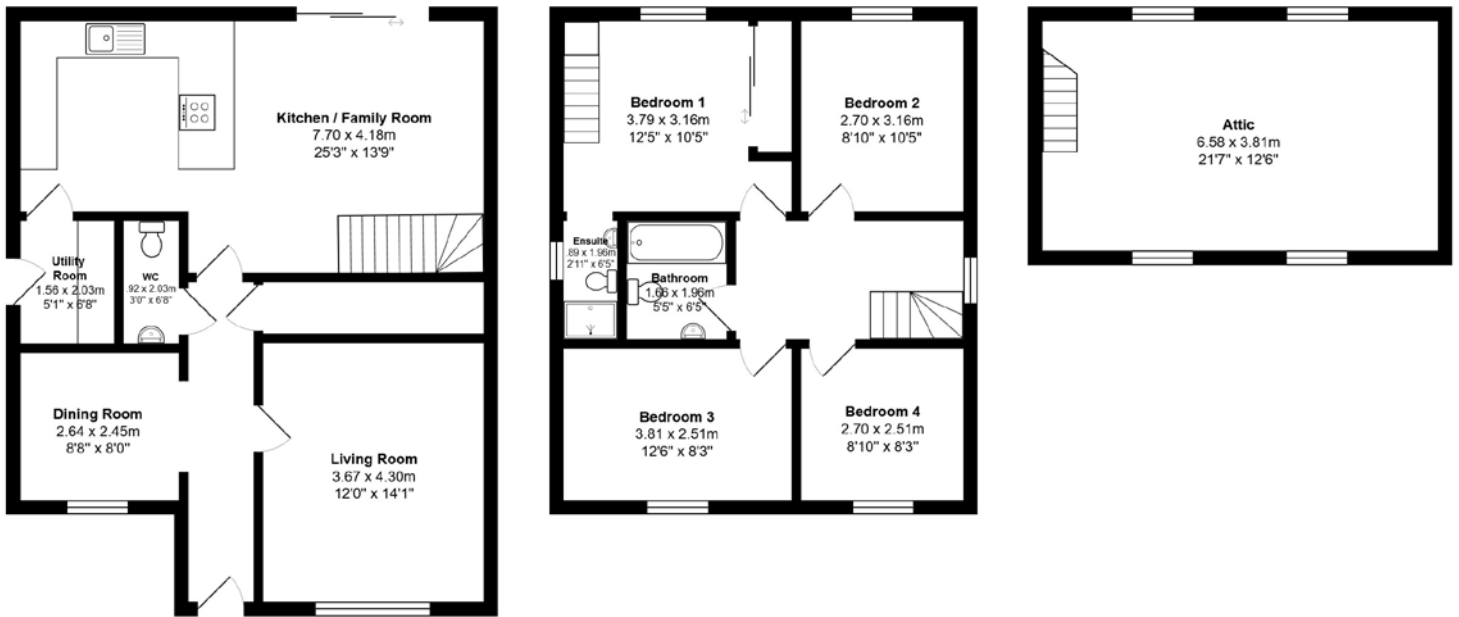


Outside, the property continues to impress. The front garden has been newly landscaped with a lawn, plants, and a fresh driveway, offering plenty of kerb appeal. The rear garden, which has been meticulously tidied and upgraded, includes composite WPC decking and a charming arbour, creating the perfect space for outdoor entertaining. The addition of two new sheds provides excellent outdoor storage, and the second gate adds further convenience and security. With these thoughtful updates and exceptional storage throughout, this home is as practical as it is beautiful, making it a must-see for any family looking for a stylish, move-in-ready home in a prime location.

EXTERNALS

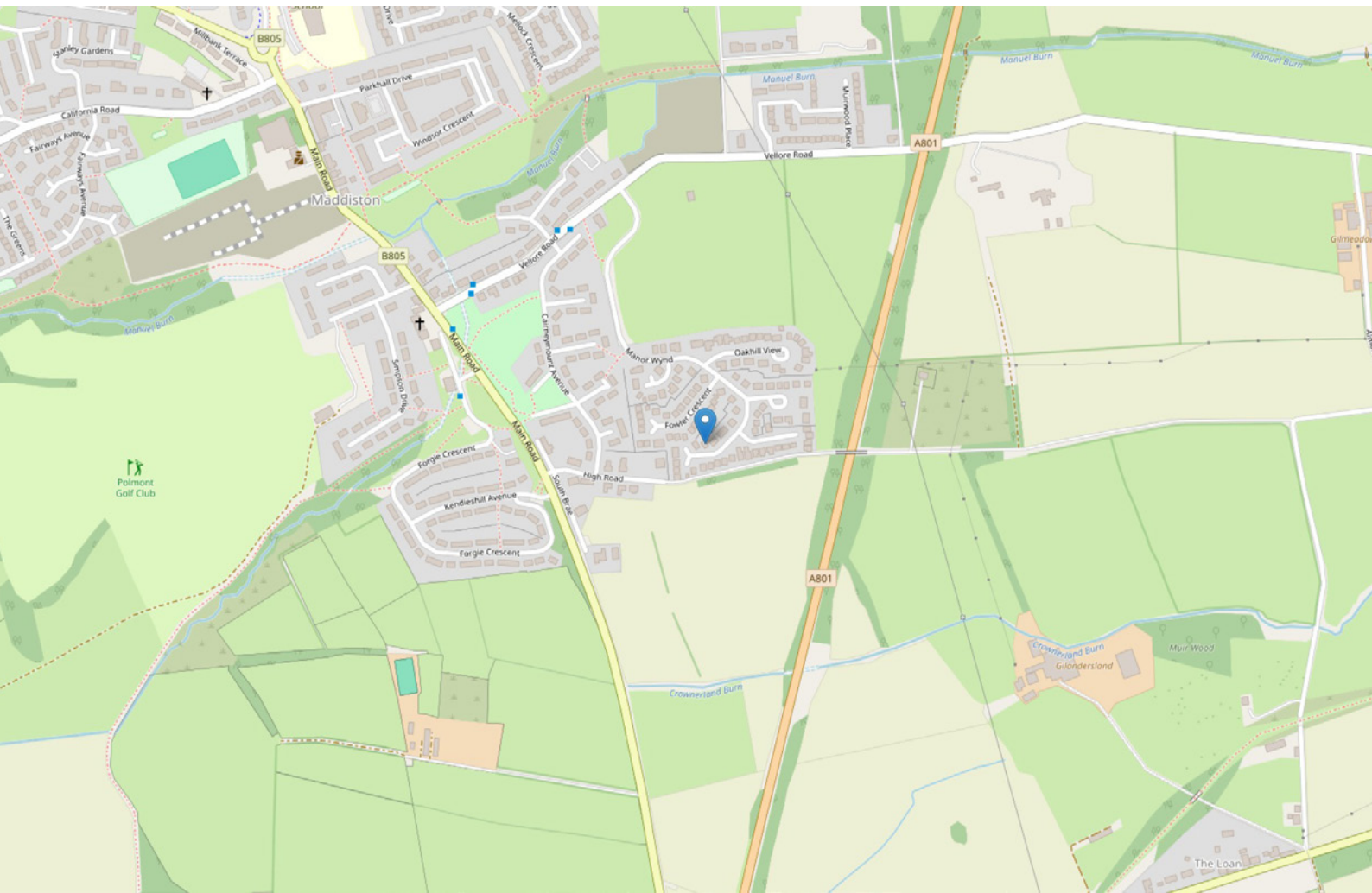


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: C



THE LOCATION

Maddiston is a charming and highly sought-after village conveniently situated close to Falkirk and Linlithgow, offering the perfect blend of peaceful rural living with easy access to modern amenities. Located just a short drive from Falkirk town centre, Maddiston enjoys excellent transport links, including easy access to the M9 and M80 motorways, making it ideal for commuters travelling to Edinburgh, Glasgow, or Stirling. Polmont train station, just a six-minute drive away with free parking, is on the Edinburgh-Glasgow commuter line, providing a swift 20 to 25-minute train journey to both cities.



Carron Valley & Reservoir



Callendar House in Falkirk



Cockleroy Hill

The village has a warm and welcoming community, with a variety of local amenities, including shops, cafes, and a well-regarded primary school. For families, Maddiston Primary School is highly rated, and the area is within the catchment for respected secondary schools in neighbouring towns. Outdoor enthusiasts will appreciate the surrounding countryside, with numerous scenic walks, parks, and open spaces, such as the picturesque Muiravonside Country Park, which is perfect for leisurely strolls and family outings. Nearby Falkirk offers popular attractions including The Kelpies, Helix Park, and the iconic Falkirk Wheel, ensuring there's plenty to enjoy for all ages.

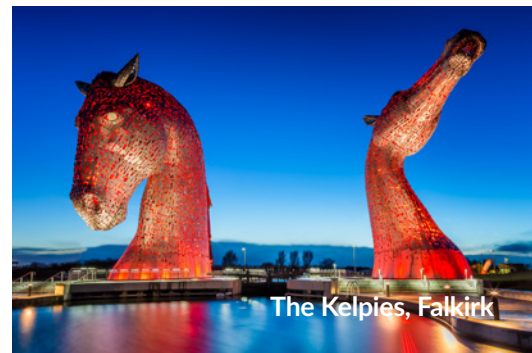
With its tranquil setting, strong sense of community, and excellent connections to larger towns and cities, Maddiston is the ideal location for those seeking a quieter lifestyle while staying well connected to the heart of Scotland.



Cockleroy Hill



Linlithgow Loch



The Kelpies, Falkirk

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