

# 18 Muirwood Place

MADDISTON, FALKIRK, FK2 0WE



*Three-bedroom, semi-detached home in a sought-after area with a driveway and a garage*



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McEwan Fraser Legal is delighted to present Muirwood Place to the market. This charming three-bedroom semi-detached house is nestled in the highly desirable area of Maddison, offering the perfect combination of modern style, comfort, and practicality. Ideally suited for families or those seeking a spacious and well-appointed home, this property promises a welcoming atmosphere from the moment you step inside.

Upon entering, you are greeted by a bright and airy hallway, thoughtfully designed with ample space to neatly store shoes, coats, and jackets. The hallway provides convenient access to a generously sized downstairs WC, perfect for guests or busy family mornings. It also leads to the inviting living room and the staircase to the upper level, ensuring a smooth and functional flow throughout the home.

## THE LIVING ROOM



The living room is a true haven of comfort, tastefully decorated in neutral tones that enhance its light-filled and airy ambience. Large windows flood the space with natural light, creating a warm and inviting environment that is perfect for relaxing or entertaining. From here, you seamlessly transition into the modern kitchen, a real highlight of the property.



# THE KITCHEN



The kitchen is a stylish and functional breakfasting kitchen, designed to impress with its sleek, contemporary finish. It boasts a range of high-quality upper and lower cabinets, providing ample storage, and is equipped with integrated appliances, including a hob, oven, and extractor fan. Whether you're preparing a family meal or enjoying a casual breakfast, this space is both practical and aesthetically pleasing. The kitchen also offers direct access to the rear garden, making it ideal for al fresco dining, family gatherings, or simply enjoying some fresh air in a private setting.







Moving upstairs, the first-floor landing provides access to the family bathroom and three generously proportioned bedrooms. Each bedroom has been thoughtfully designed with comfort and functionality in mind. Two of the bedrooms feature fitted wardrobes, providing abundant storage solutions, while the master bedroom stands out with its own spacious en-suite bathroom, offering a luxurious touch of privacy and convenience.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Externally, this property continues to impress. The driveway and garage provide secure off-road parking and additional storage, catering to the needs of modern living. The rear garden, accessible from the kitchen, offers a perfect outdoor retreat, whether you're hosting guests, playing with children, or simply enjoying a quiet moment.

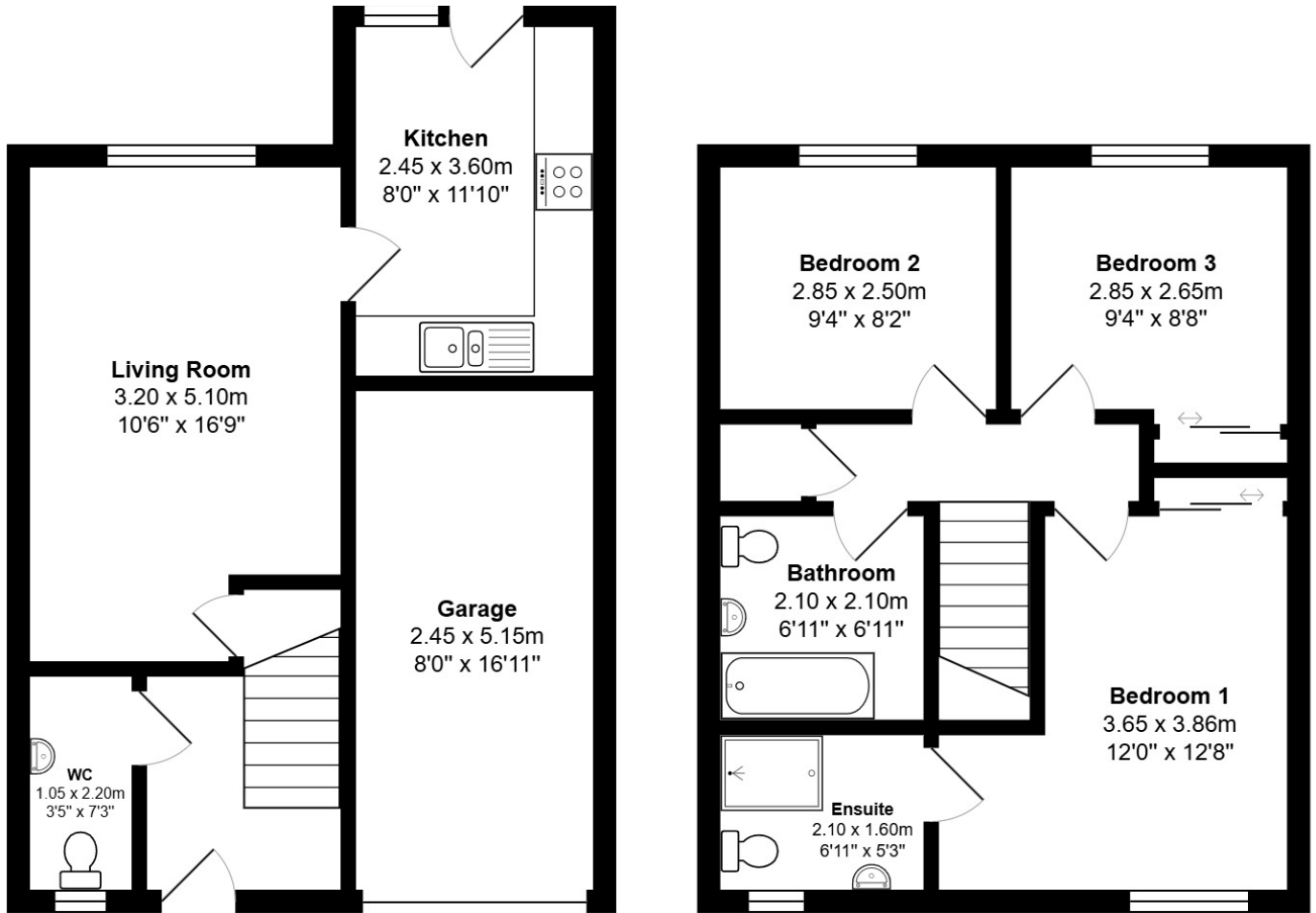
This exceptional property effortlessly combines contemporary living with timeless appeal, making it a must-see for anyone seeking a stylish and practical family home in the highly sought-after Maddison area.

# EXTERNALS



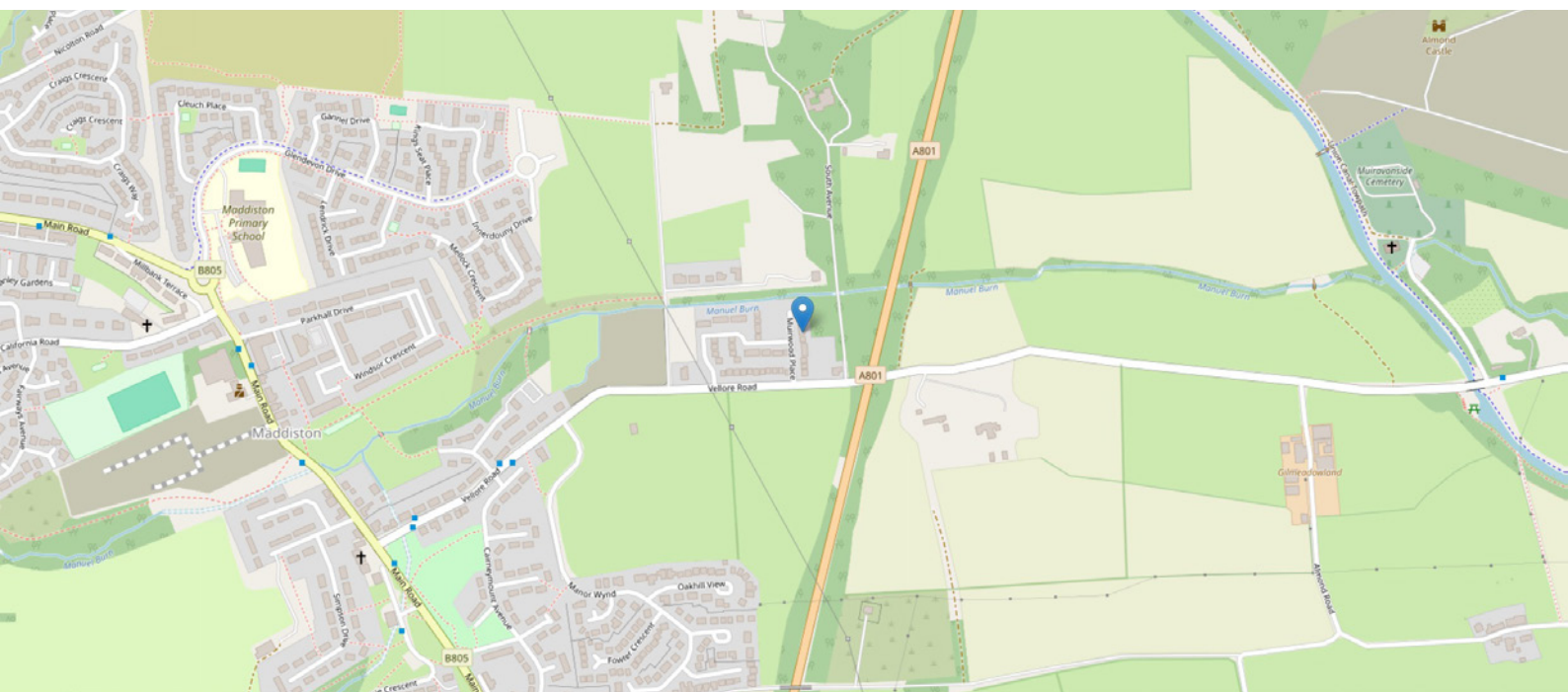


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup> | EPC Rating: B





# 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 local 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.







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, a 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.



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