

# 31 Murray Crescent

MADDISTON, FALKIRK, FK2 0AW



*THREE-BEDROOM TERRACED VILLA IN  
A DESIRABLE QUIET LOCATION*



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Part Exchange Available. We are delighted to bring to the market this striking three-bedroom, terraced villa in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Internally the accommodation is in immaculate decorative order, briefly consisting of an entrance hallway and a lounge with a large window letting in an abundance of light. The modern and bright kitchen has an integrated electric hob/oven with an extractor fan and access to the conservatory. The conservatory is a good size and can be a multi-purpose room.

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**The Kitchen**





**Conservatory**



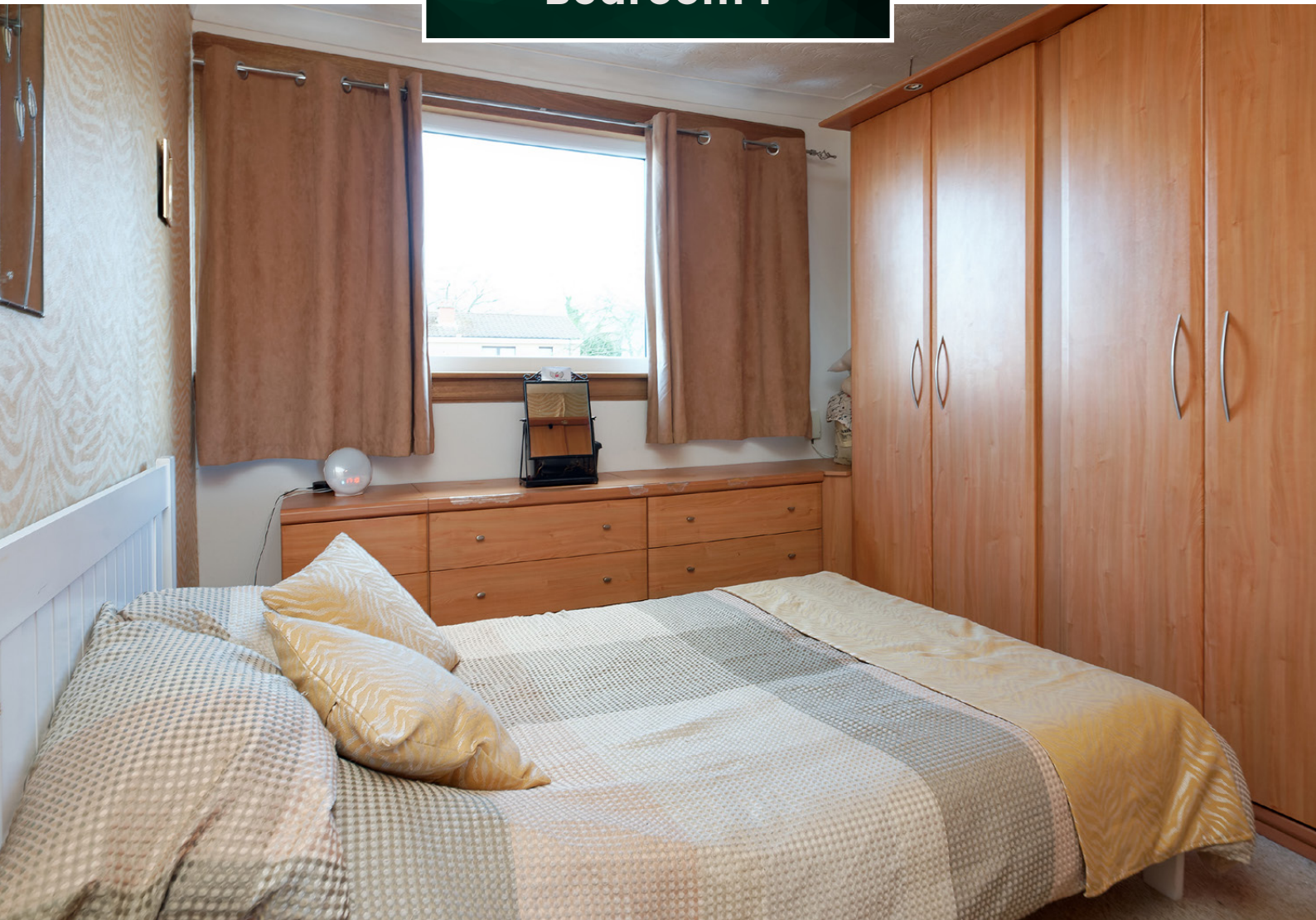


Upstairs there are three good size bedrooms which include the impressive master bedroom with storage as well as a very attractive bathroom. There is ample storage throughout the upper floor.





**Bedroom 1**

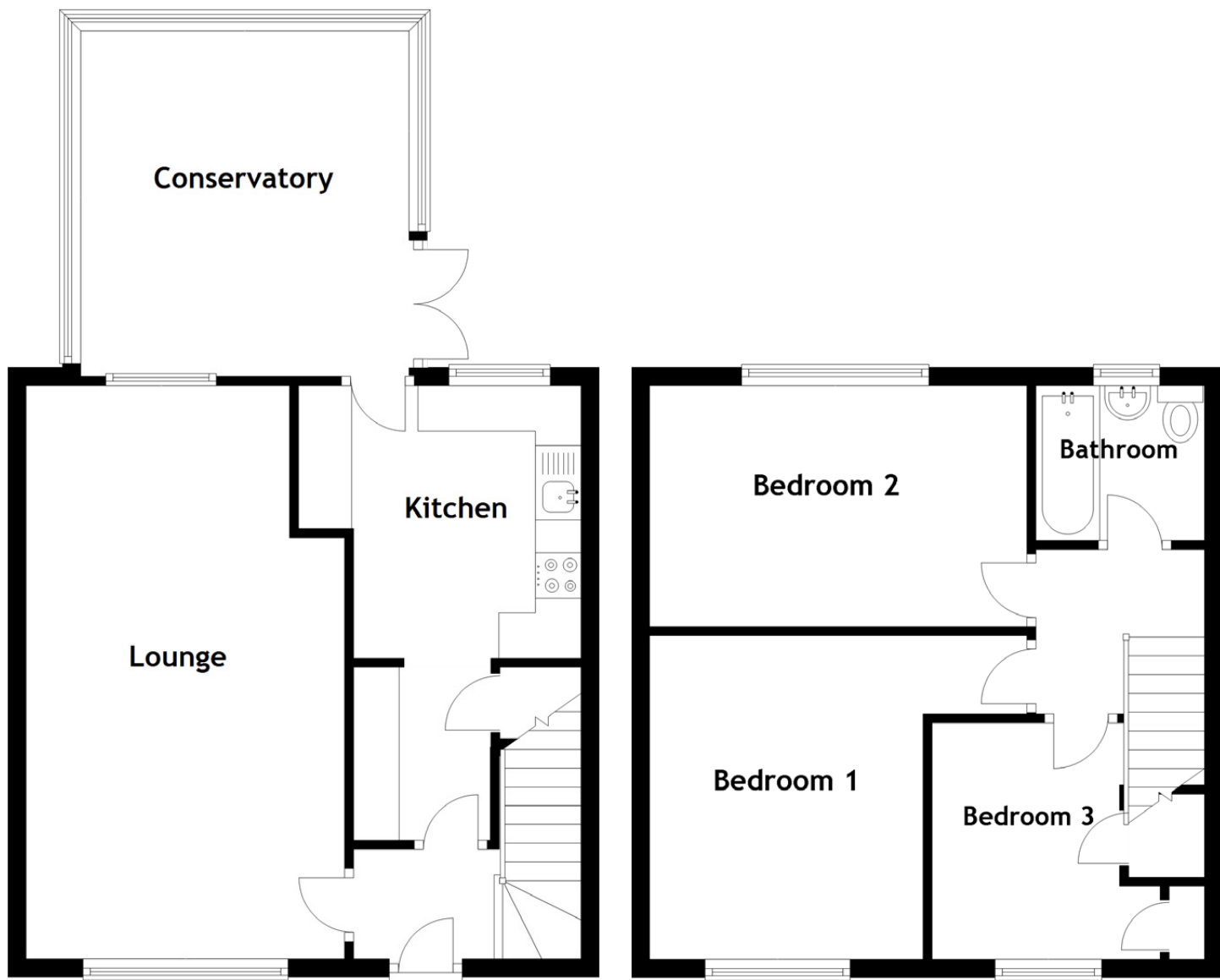




**Bedrooms 2&3**







### Approximate Dimensions

(Taken from the widest point)

Lounge	6.30m (20'8") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Conservatory	3.80m (12'5") x 3.60m (11'10")
Bedroom 1	4.14m (13'7") x 3.55m (11'8")
Bedroom 2	4.14m (13'7") x 2.65m (8'8")

Bedroom 3	2.60m (8'6") x 2.50m (8'3")
Bathroom	1.85m (6'1") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: C



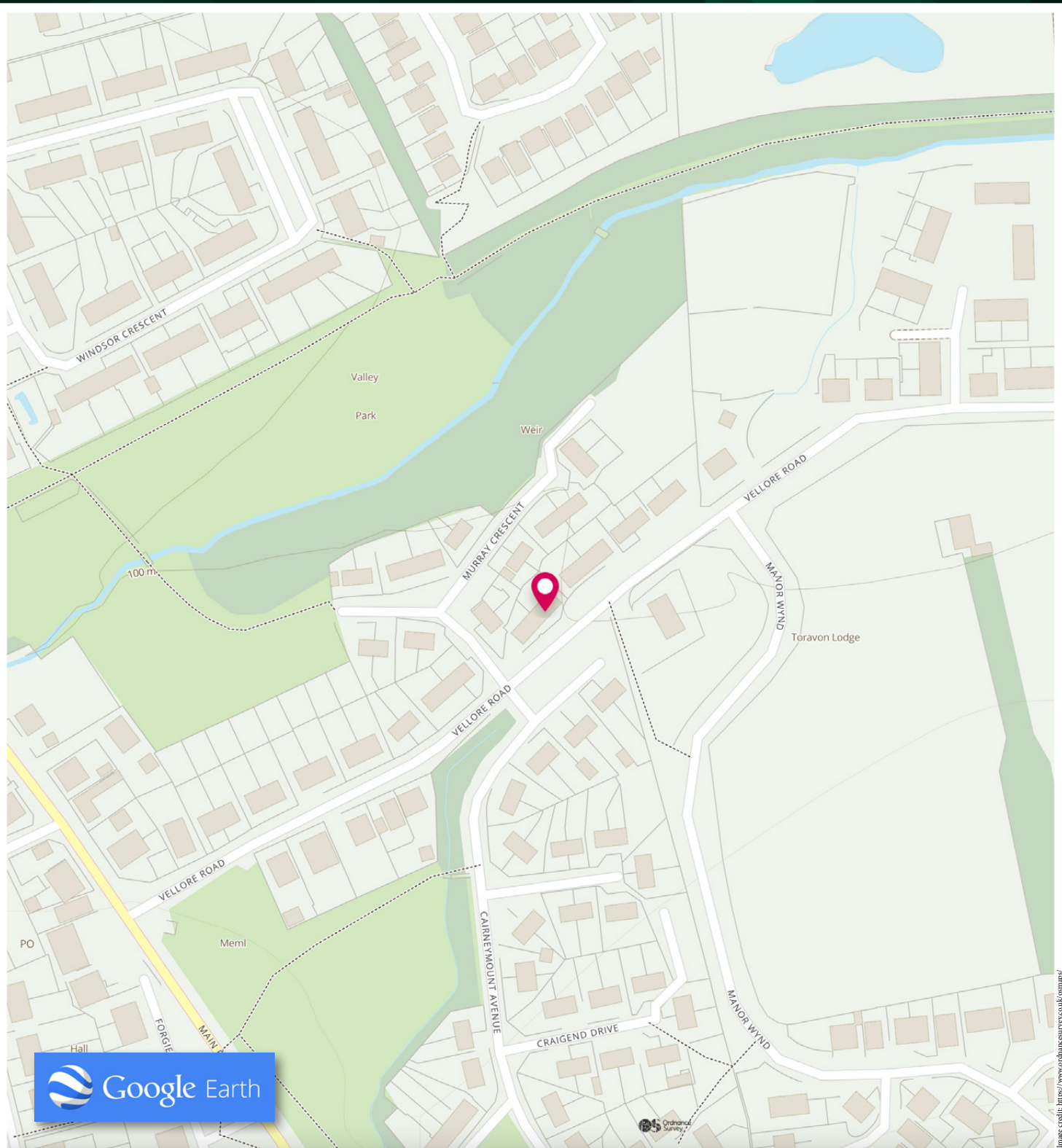
The property is set within fully enclosed garden grounds that include a large wooden shed. This property also benefits from gas central heating, full double glazing, more than adequate on-street parking to accommodate for visitors.





Falkirk town centre, provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town. 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 railway stations offering rail connections to both Edinburgh and Glasgow within thirty minutes, and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.

## The Location



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