



*IMMACULATE DETACHED FAMILY VILLA
SITUATED IN A POPULAR RESIDENTIAL AREA*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present a magnificent 4-bedroom detached home situated on a sprawling corner plot that offers the perfect blend of modern luxury and spacious living. This stunning residence boasts not only a double garage but also a recently installed brand new kitchen and an expansive garden that is sure to capture your heart.

As you approach this elegant abode, the corner plot immediately sets the stage for a remarkable living experience. The commanding presence of the double garage not only provides ample parking but also hints at the generous proportions and thoughtful design that await inside.

Step through the front door and into a world of refined comfort. The heart of the home is the newly renovated kitchen, a culinary masterpiece that combines functionality and style in perfect harmony. Gleaming counter tops, top-of-the-line appliances, and exquisite cabinetry provide the backdrop for your gastronomic adventures. Whether it's a quick weekday breakfast or a grand Sunday feast, this kitchen is designed to cater to every culinary whim.









The living spaces flow seamlessly, offering a haven for relaxation and quality time with loved ones. Large windows flood the rooms with natural light, highlighting the attention to detail that defines every corner of this home. The spacious living room exudes warmth, inviting you to unwind after a long day.





Living Room



Upstairs, the four bedrooms offer comfort and privacy for the entire family. The master suite is a retreat in itself, featuring ample space, an en-suite bathroom that rivals those found in luxury hotels. Each additional bedroom boasts its own unique charm, offering versatility for accommodating guests, creating a home office, or nurturing the dreams of younger family members.







Bedroom 2





Bedroom 3

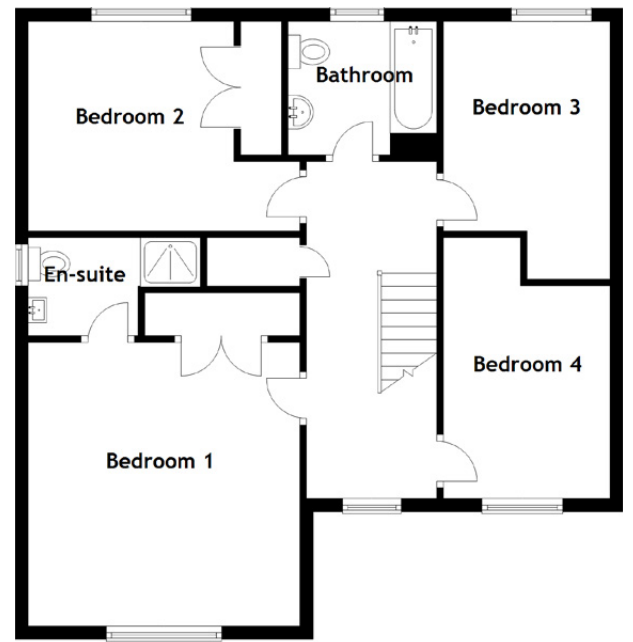
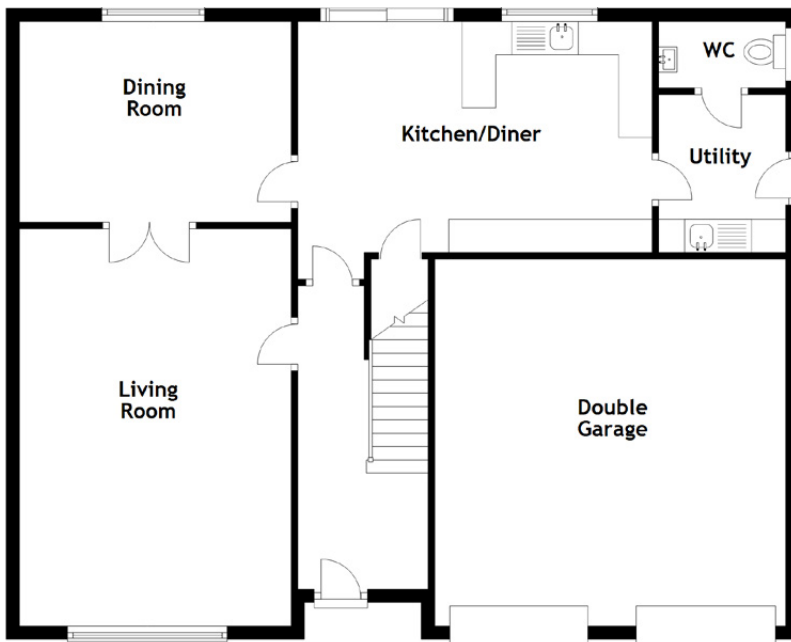




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Living Room	5.96m (19'7") x 4.07m (13'4")	Bedroom 2	3.14m (10'4") x 3.09m (10'1")
Dining Room	4.07m (13'4") x 3.01m (9'11")	Bedroom 3	3.87m (12'8") x 2.50m (8'2")
Kitchen/Diner	5.31m (17'5") x 3.47m (11'4")	Bedroom 4	3.91m (12'10") x 2.50m (8'2")
WC	1.90m (6'3") x 1.00m (3'3")	Bathroom	2.23m (7'4") x 2.00m (6'7")
Utility	2.37m (7'9") x 1.90m (6'3")		
Double Garage	5.50m (18'1") x 5.26m (17'3")	Gross internal floor area (m ²): 146m ²	
Bedroom 1	4.25m (13'11") x 4.07m (13'4")	EPC Rating: C	
En-suite	2.58m (8'6") x 1.53m (5')		

Venturing outdoors is an absolute delight, as the massive garden stretches out like a canvas of possibilities. Imagine hosting barbecues, gardening, or watching children play freely in this expansive outdoor haven. The corner plot provides extra space and a sense of privacy that is truly rare. The double garage not only accommodates your vehicles but also offers additional storage solutions, ensuring that your living space remains uncluttered and organized.



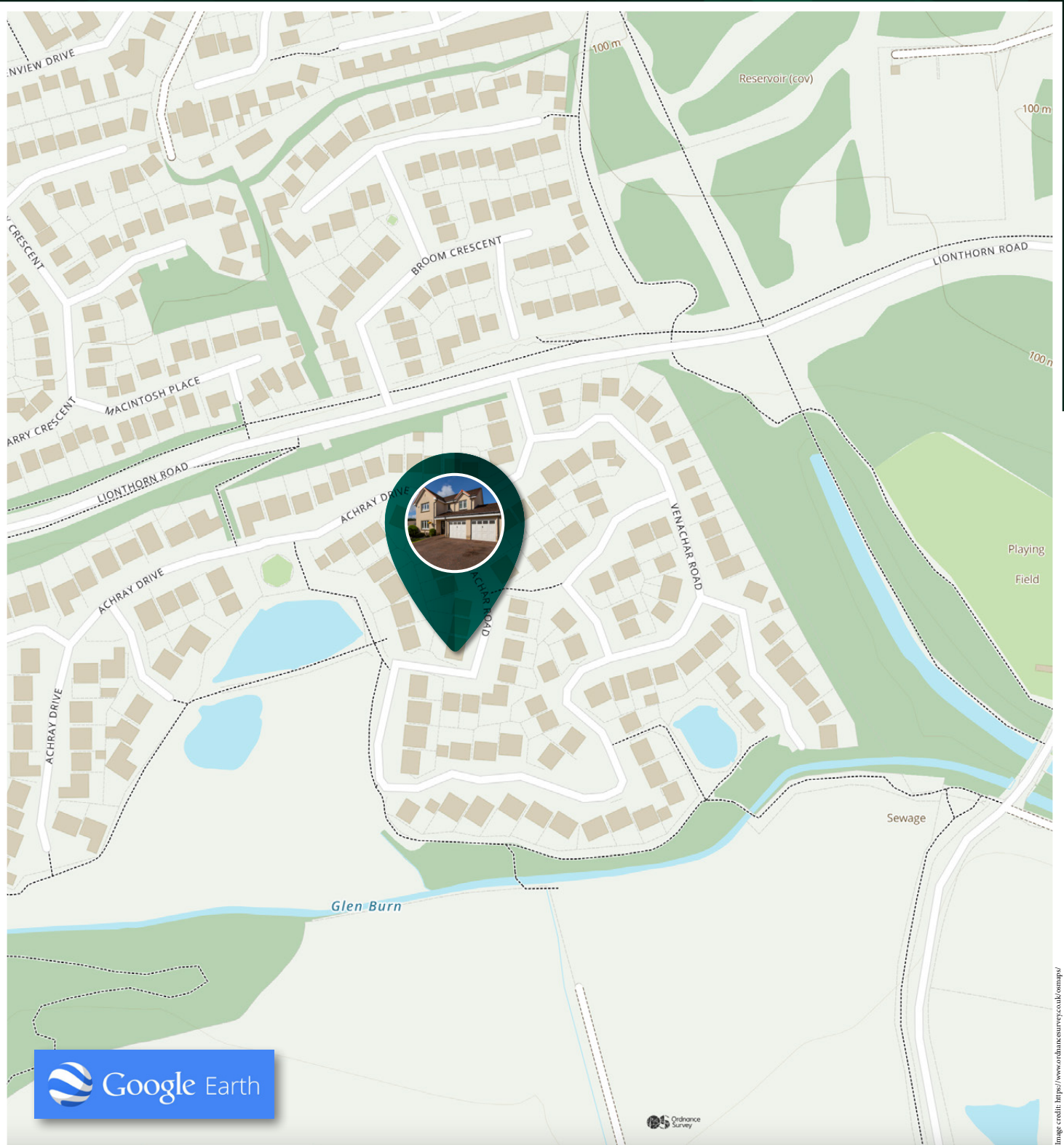


FALKIRK WHEEL

Venachar Road offers a delightful residential setting that harmonizes suburban tranquillity with easy access to urban conveniences. Nestled within a well-established community, this area provides a balanced lifestyle that caters to various needs. The area surrounding Venachar Road presents a mix of residential properties, including single-family homes and some multi-unit dwellings. Residents of the area benefit from its strategic location. While providing a sense of retreat from the bustling town, it's conveniently situated within close proximity to essential amenities. Local shops, supermarkets, and dining options are likely just a short drive away, ensuring that daily errands are easily manageable. For families, the area's appeal is amplified by its access to educational facilities. Local schools, ranging from primary to secondary levels, offer convenience for parents and a diverse learning environment for students.

Falkirk, as a whole, offers a rich historical and cultural backdrop. The town is known for its landmarks such as the Falkirk Wheel and the Antonine Wall, which draw visitors and offer a glimpse into the area's past. Commuting from Venachar Road is relatively convenient, with good road connections to major routes and access to public transportation. This can make travelling to Glasgow and Edinburgh for work, leisure, or entertainment hassle-free.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.