



# BOXTON ROAD PLOTS

FALKIRK, FK1 2JB





# FALKIRK

BOXTON DEVELOPMENT IS SET ON THE OUTSKIRTS OF FALKIRK WITH PANORAMIC VIEWS OF THE COUNTRYSIDE. 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, secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.





SITUATED ON A LARGER THAN AVERAGE PLOT AND BENEFITING FROM EXCEPTIONAL COUNTRYSIDE VIEWS IN ALMOST EVERY DIRECTION, THESE SUBSTANTIAL FOUR & FIVE BEDROOM HOMES OFFER AN UNRIVALLED BALANCE OF SPACE AND STYLE. NEWLY COMPLETED BY LJW BUILDERS LTD, THEY ARE PRESENTED IN WALK-IN CONDITION THROUGHOUT AND WILL BE FINISHED TO AN EXACTING STANDARD. FABULOUS FAMILY HOMES, WHICH ARE BOTH FLEXIBLE AND INCREDIBLY ADAPTABLE.

Plot 2 is a large four bedroom home, while plots 1 and 3 have five bedrooms and an additional balcony, however, each home benefits from ample space throughout and panoramic views. Once inside, discerning purchasers will be greeted with a first class specification.

The properties are extremely spacious and modern in design, combining contemporary living with traditional materials including flat tile, pantile and Oak finishing. They sit on part level and gently sloping landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children or simply a relaxing environment for adults. The front elevation of the properties belies the accommodation internally, which consists of an entrance vestibule, welcoming reception hall giving access to all rooms and a generous array of storage cupboards.

The ground levels consist of a spacious lounge, kitchen/family/ breakfasting area, separate formal dining area, WC and large hallway. Plots 1 and 3 also benefit from a fifth bedroom.

The upper levels have four spacious bedrooms with the master

having a stylish ensuite. A four-piece family bathroom and generous storage can also be found throughout the properties. Plots 1 and 3 also have a magnificent open planned balcony opening up to the magnificent views of the countryside.

The properties have an Airsource heat pump, double glazed windows, ample power sockets and has superb storage. There are well-tended gardens that wrap around the properties. These are low maintenance, generally laid to turf and are enclosed by fencing and hedging which when established will afford suitable privacy. Car parking is available for several vehicles in the large private driveway which leads to a larger than average double garage with power and light and is linked to the house by a covered pend. To the side and rear, there are large private gardens providing a sheltered opportunity to enjoy the panoramic views and the countryside setting.

Boxton Development is a select development now moving towards an advanced stage of construction.

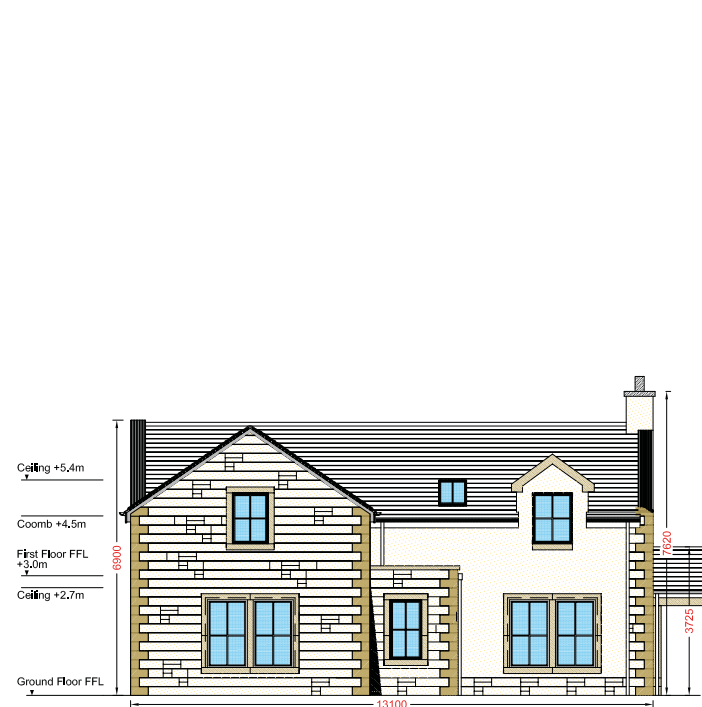


# BOXTON ROAD PLOTS

All Pictures shown are for illustration purpose only. Actual properties may be subject to change.



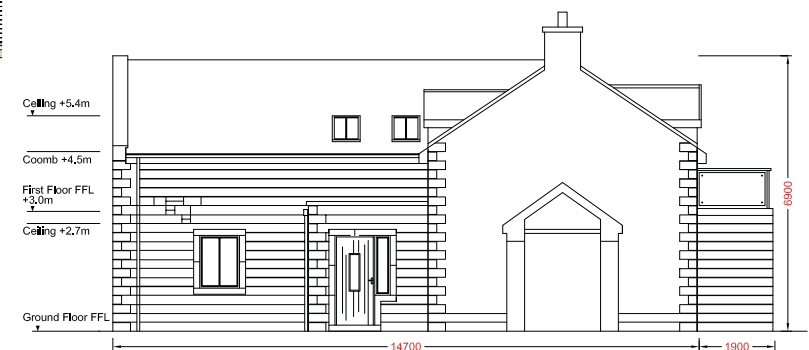
# PLOT 1



PROPOSED FRONT ELEVATION SCALE 1:100  
SITE DEVELOPMENT PLOT 1



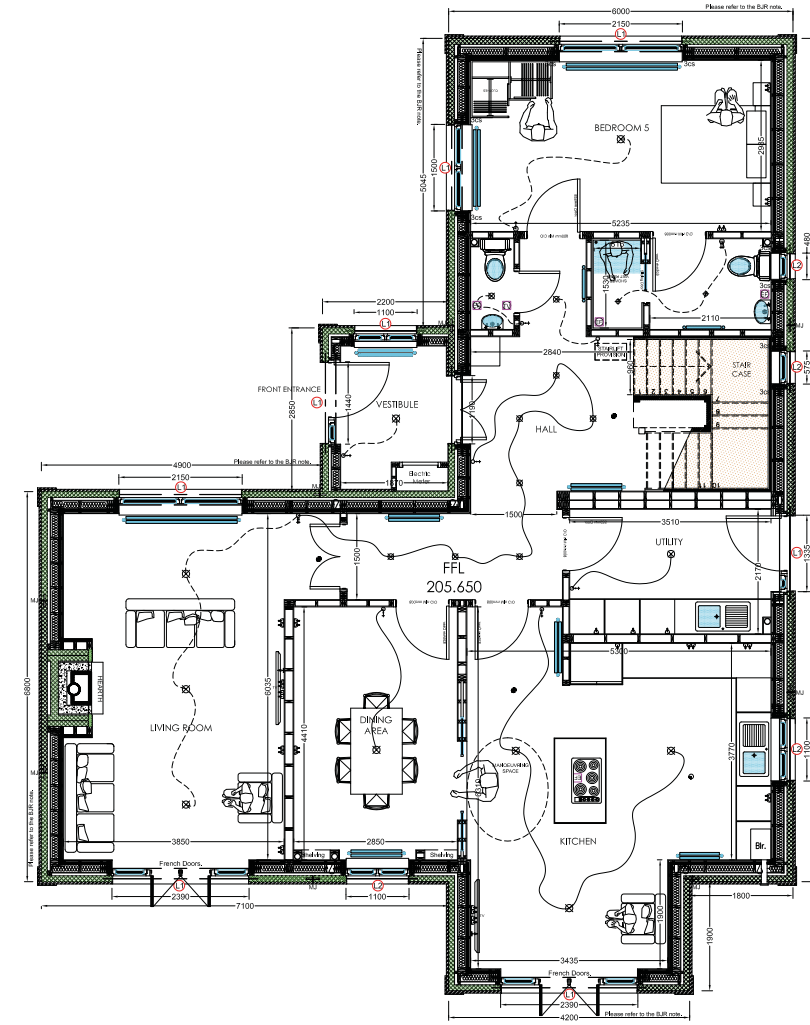
PROPOSED SIDE ELEVATION SCALE 1:100



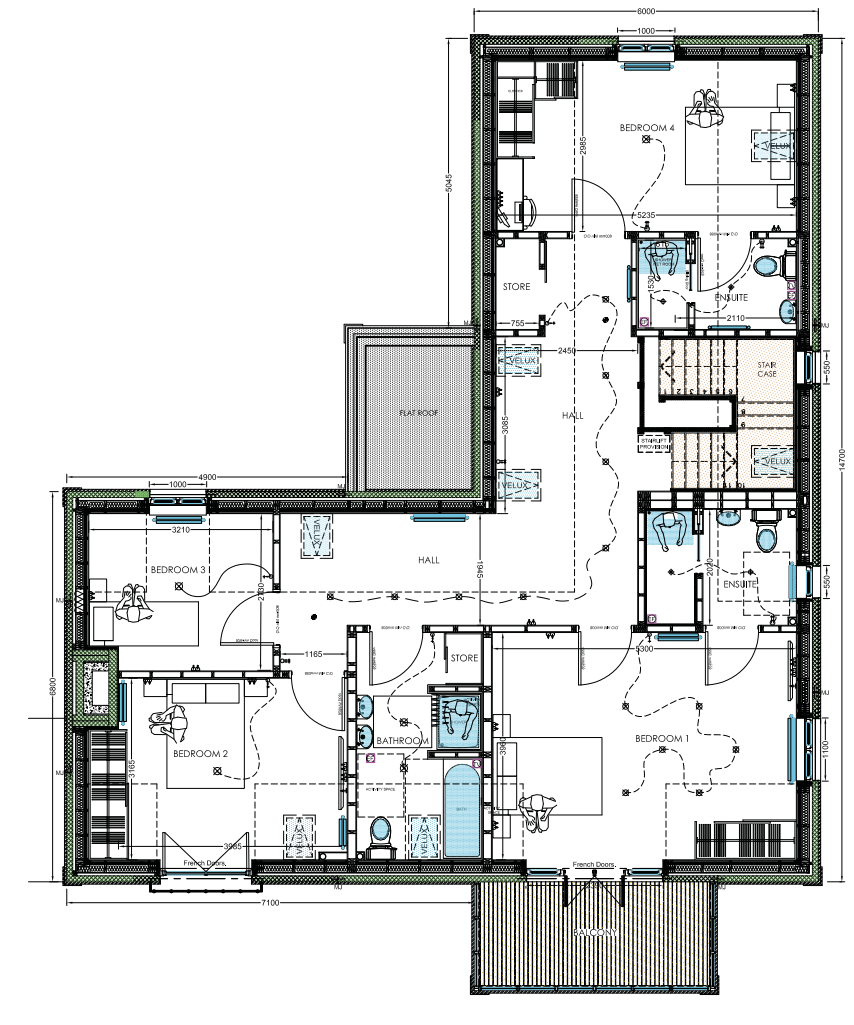
PROPOSED SIDE ELEVATION SCALE 1:100



PROPOSED REAR ELEVATION SCALE 1:100  
SITE DEVELOPMENT PLOT 1



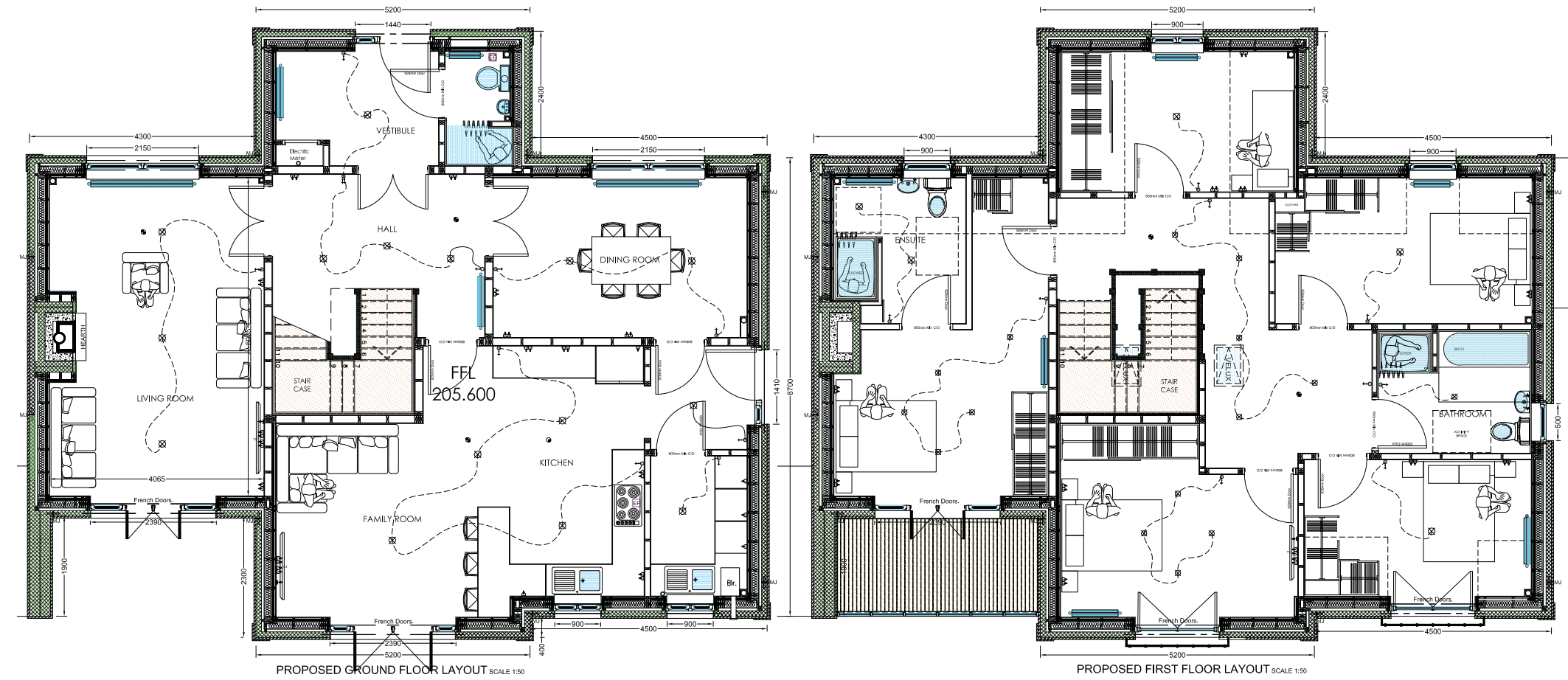
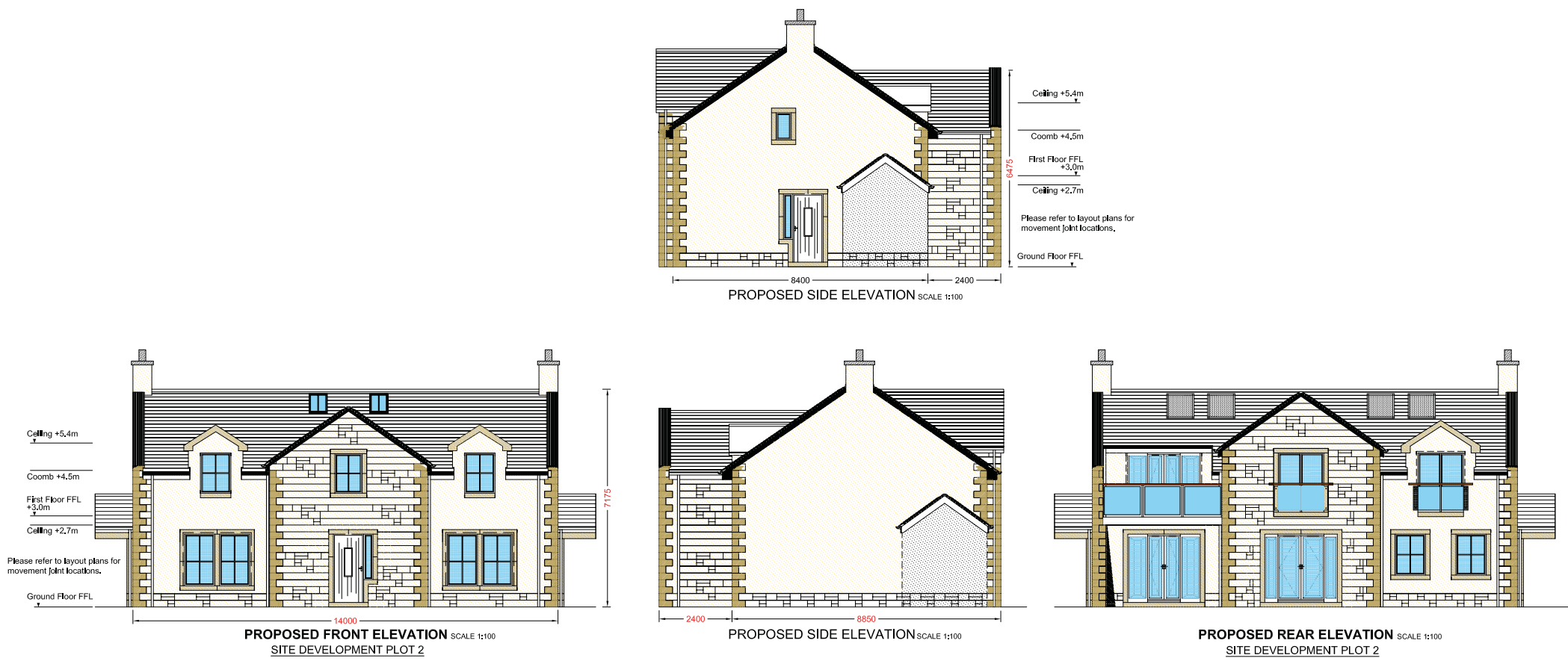
PROPOSED GROUND FLOOR LAYOUT SCALE 1:50



PROPOSED FIRST FLOOR LAYOUT SCALE 1:50

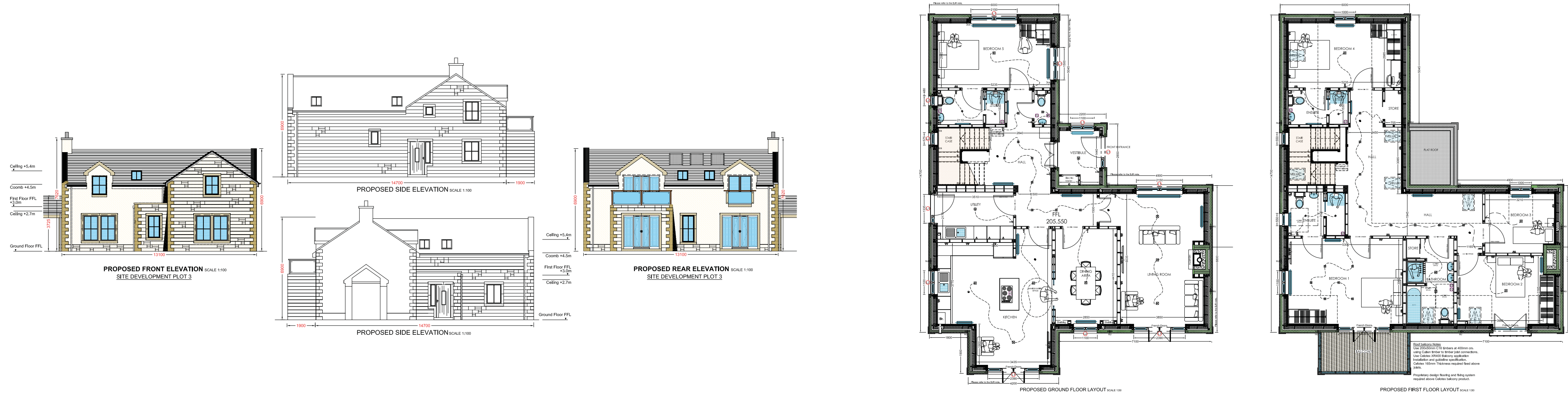


# PLOT 2



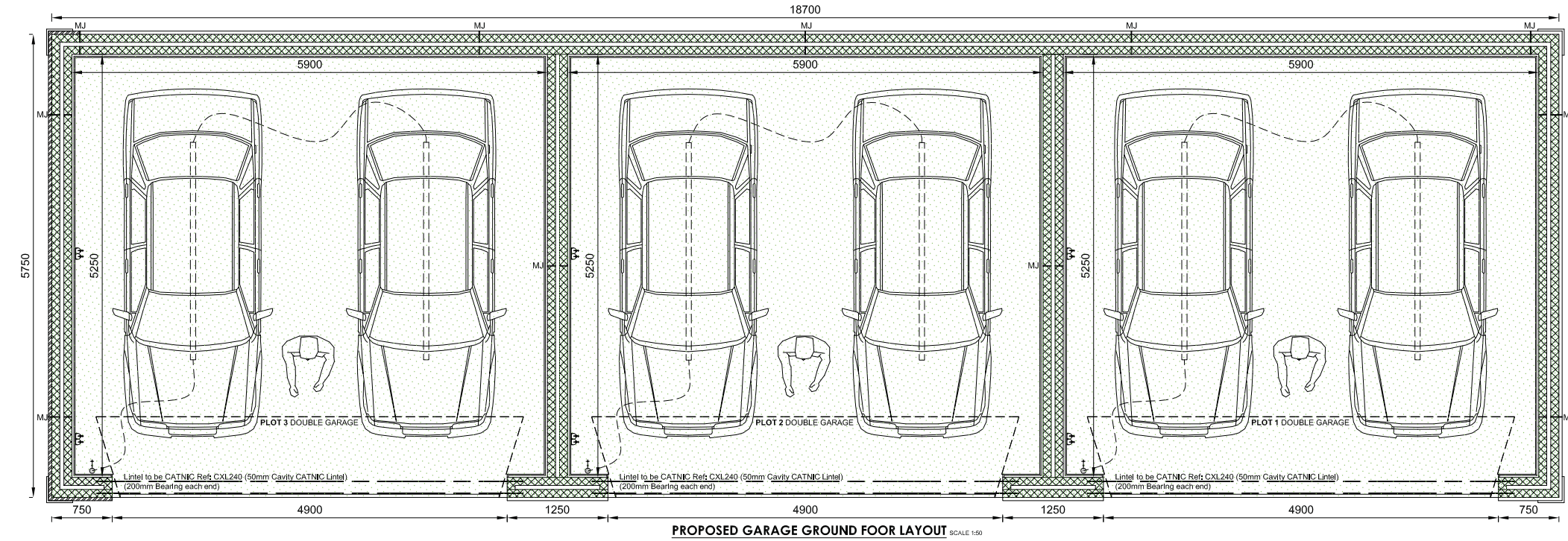
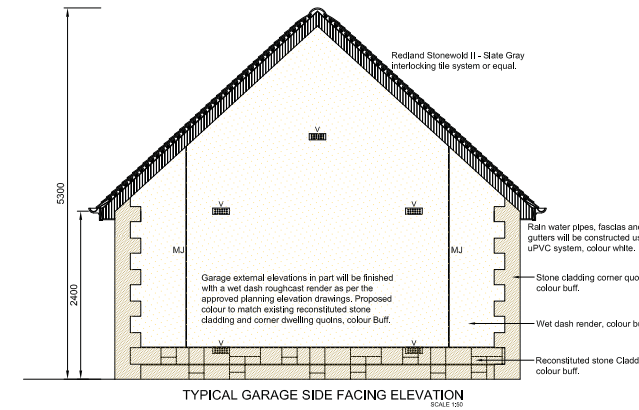
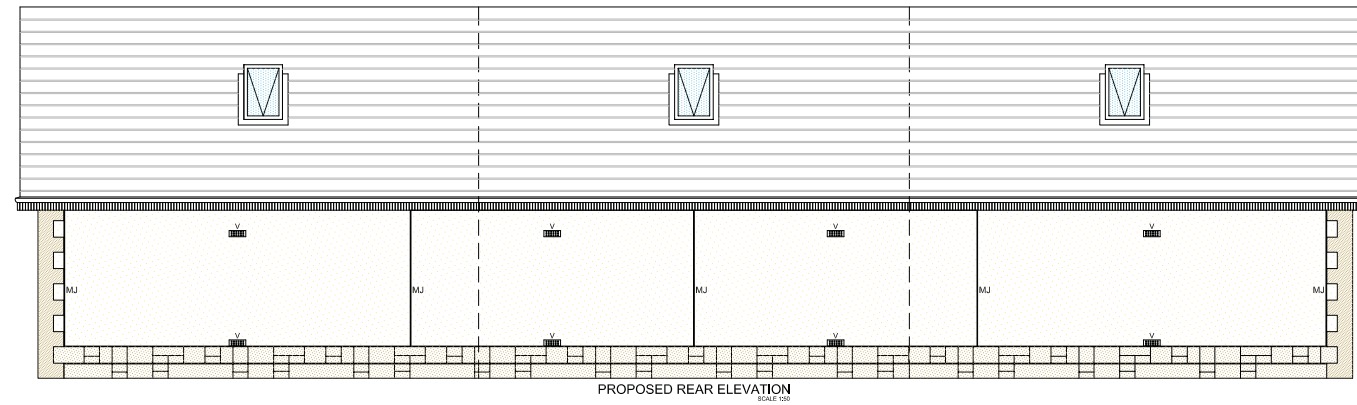
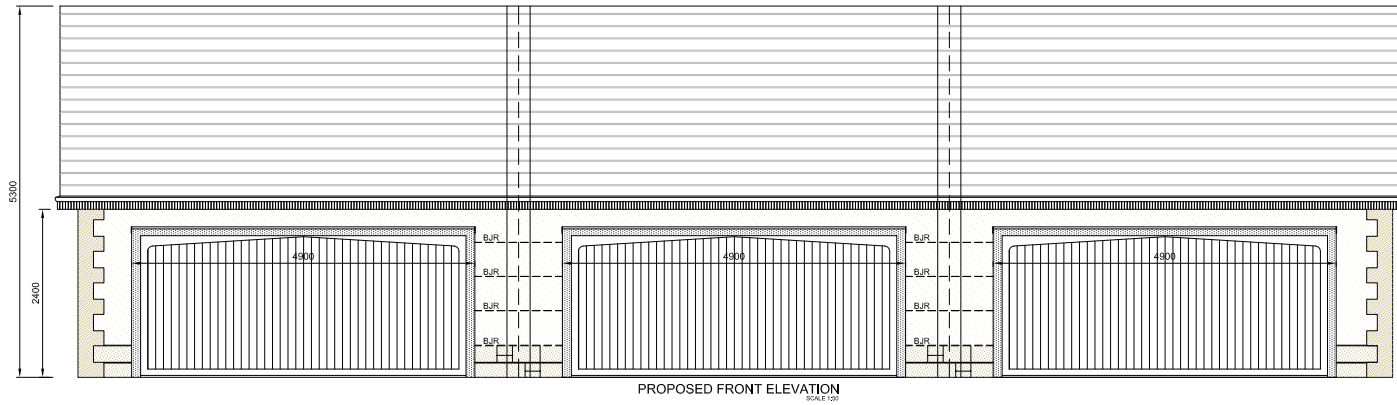


# PLOT 3



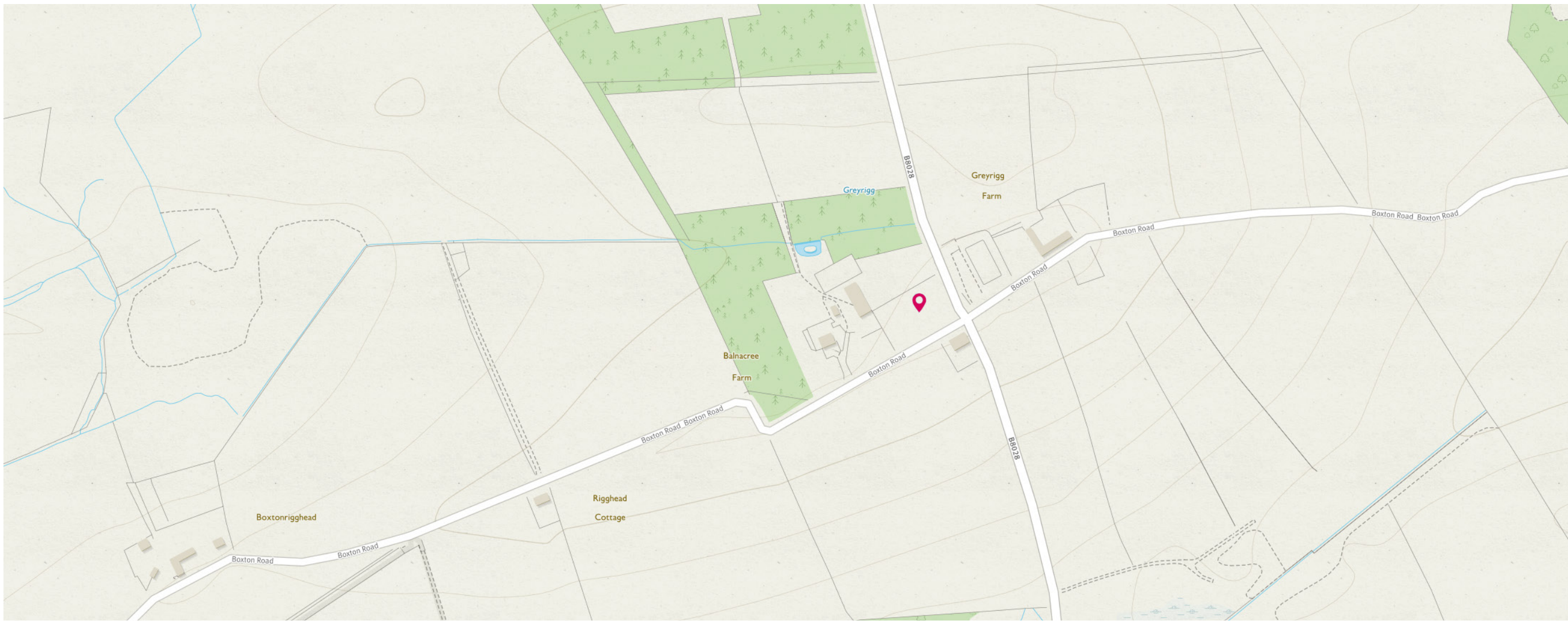


# GARAGES

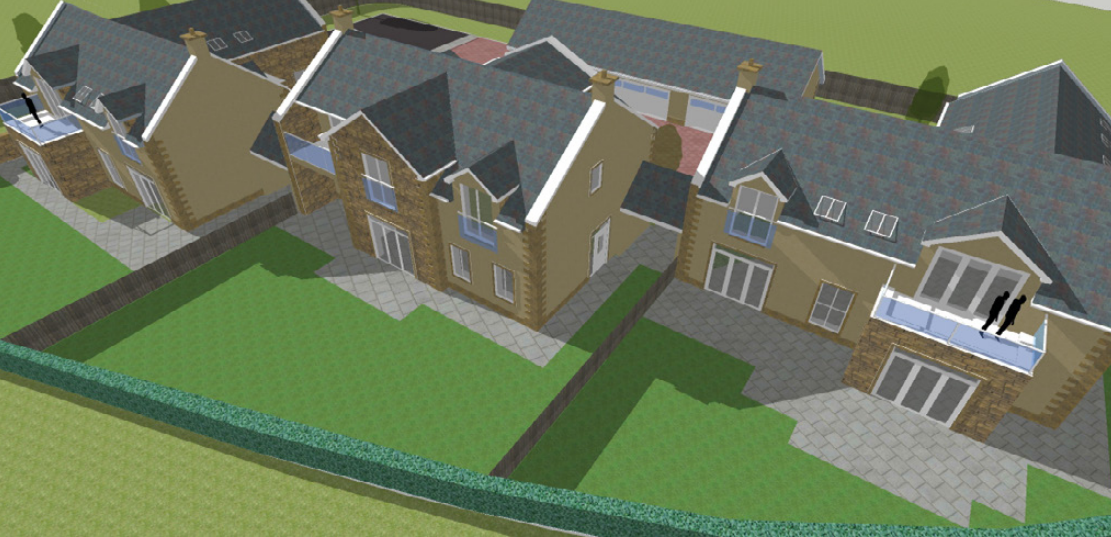




# SITE PLAN & MAP







All Pictures shown are for illustration purpose only.  
Actual product may vary due to product enhancement.

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