

29 Rashiehill Road

SLAMANNAN, FALKIRK, FK1 3HL



*Five-bed, walk-in condition, perfect family home
with private driveway and generous garden*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present Rashiehill Road to the market – a bright, beautifully maintained five-bedroom semi-detached home, perfectly positioned in the peaceful village of Slamannan. This spacious and stylish property enjoys a prime setting, complete with a private driveway and a generously sized enclosed garden – ideal for modern family living. Thoughtfully upgraded throughout, this home effortlessly combines contemporary design with everyday comfort and practicality.

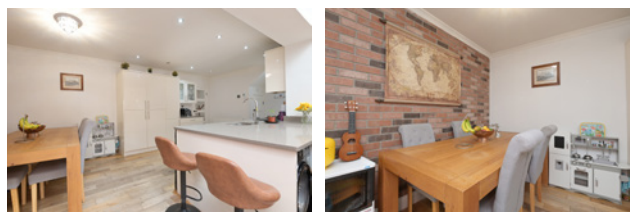
BEDROOM 1



Upon entering, you're welcomed into a large, inviting entrance hallway which provides access to the ground-floor bedroom and the heart of the home – the kitchen.

The modern kitchen is sleek and well-appointed, designed with both form and function in mind. It features integrated appliances, ample worktop space, and stylish finishes, creating the perfect environment for everything from everyday meals to weekend baking sessions.

THE KITCHEN



THE LOUNGE/DINER



From here, the home opens into a spacious open-plan lounge and dining area – a wonderfully sociable space, bathed in natural light. Whether you're hosting lively dinner parties or enjoying a cosy night in, this flexible living area adapts beautifully to suit every occasion.



THE SHOWER ROOM





Upstairs, three well-proportioned bedrooms provide flexible accommodation to suit a variety of needs – from growing families to home working or guest rooms. Each room is light, airy and thoughtfully presented. The family bathroom is finished in a clean, neutral style and includes both a bath and overhead shower to suit all preferences.

THE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



Moving into the upper level, the converted loft space presents a versatile additional room that could be used as a fifth bedroom, a playroom, home office or creative studio – offering even more flexibility for modern lifestyles.

LOFT/BEDROOM 5



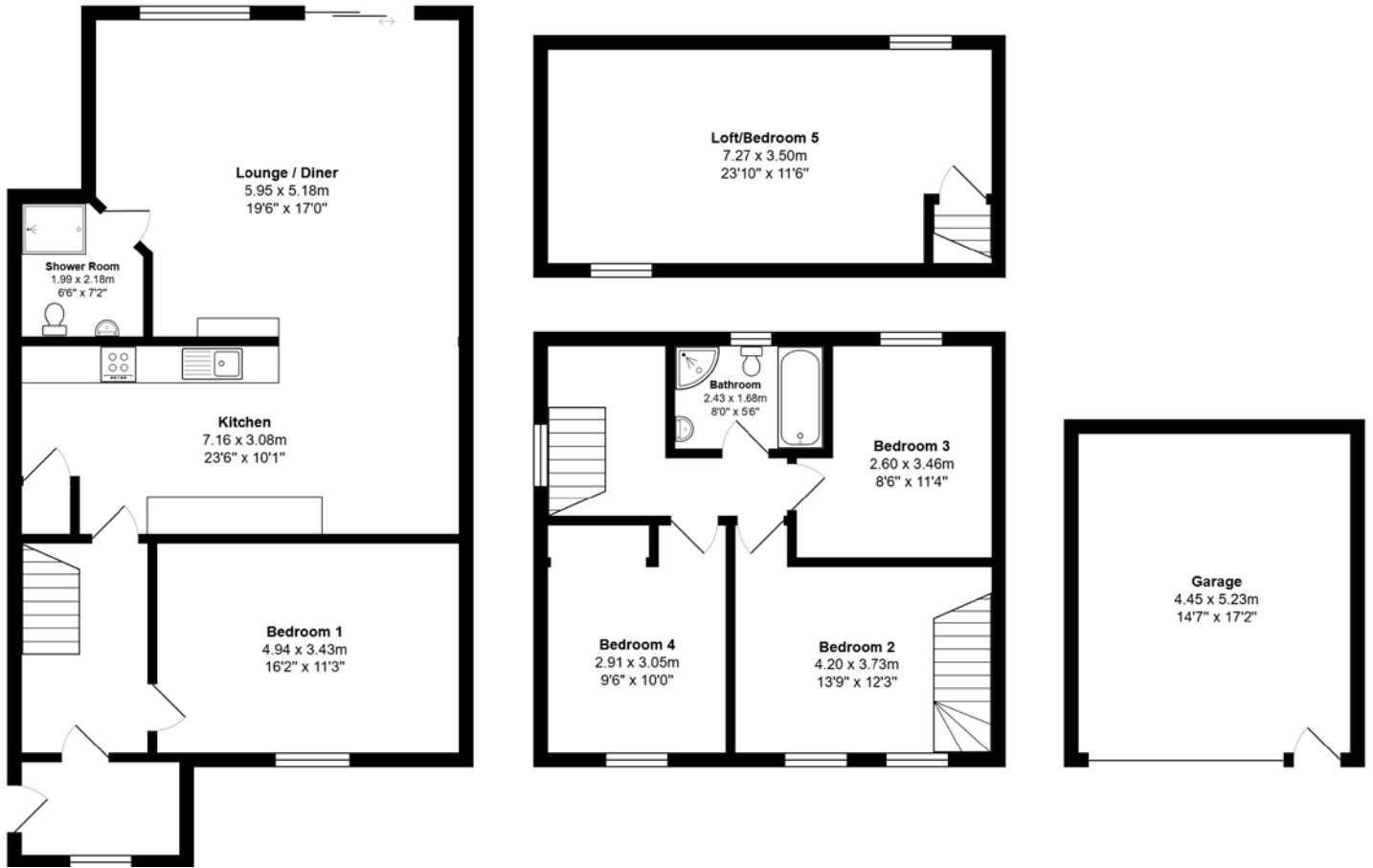
Outside, the home continues to impress. The fully enclosed rear garden offers a secure and sunny retreat – ideal for children, pets, or simply enjoying the outdoors. At the front, a private driveway provides convenient off-street parking.

For buyers searching for space, style, and a move-in-ready home with versatile living options, Rashiehill Road is a true gem. Early viewing is highly recommended.

EXTERNALS

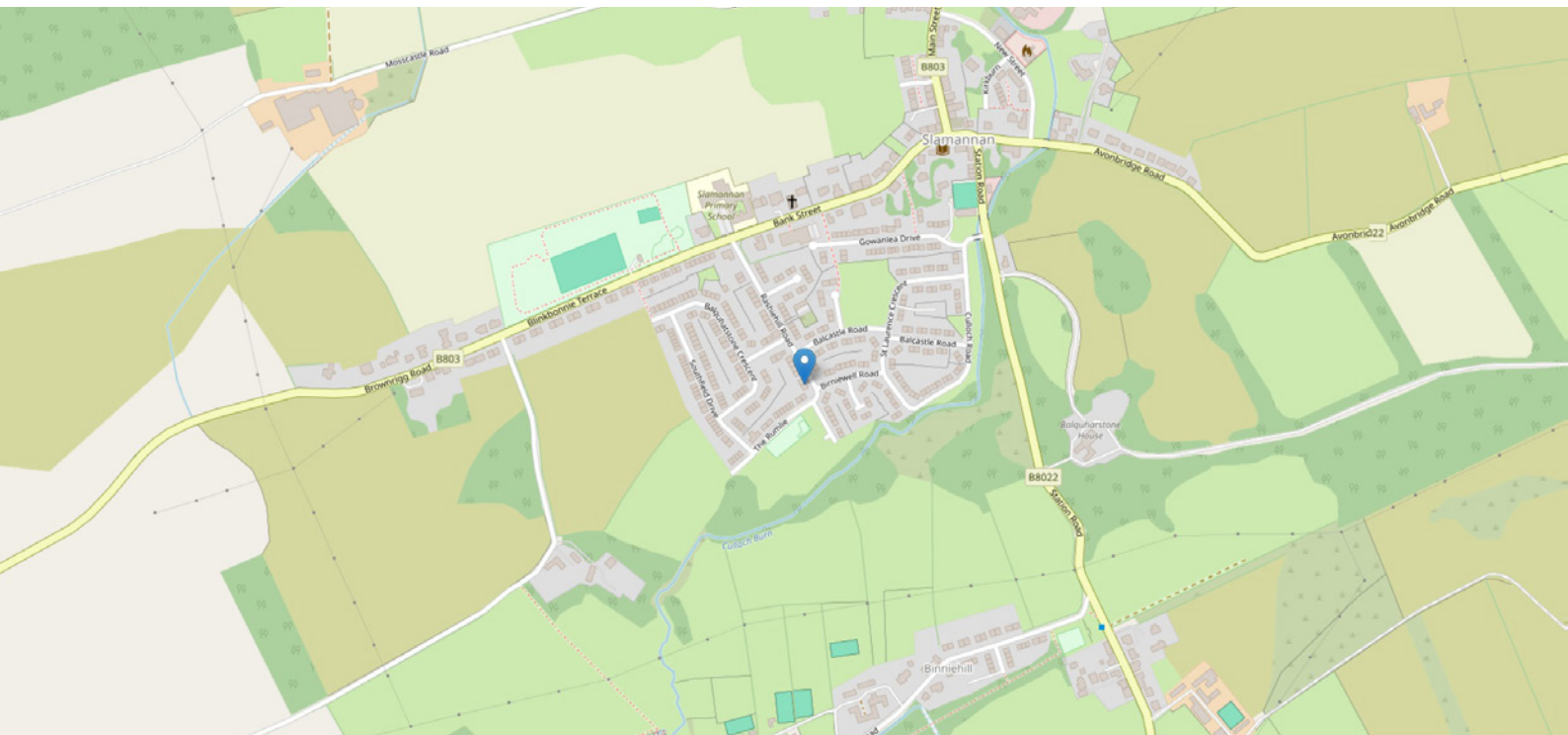


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 150m² | EPC Rating: E



THE LOCATION

Nestled amidst the rolling countryside of Central Scotland, Slamannan is a charming and well-established village located just six miles south-west of Falkirk. Steeped in history and surrounded by open landscapes, it offers a peaceful rural lifestyle while still benefiting from excellent local amenities and strong transport connections





Slamannan provides a warm community atmosphere, making it particularly popular with families and those seeking a quieter pace of life. The village offers everyday conveniences including a primary school, local shops, a pharmacy, and a medical centre – all within easy walking distance. For those commuting, Falkirk High and Polmont railway stations are a short drive away, offering regular services to Glasgow, Edinburgh and Stirling, while road links via the M8 and M9 are easily accessible.

Nature lovers will enjoy the nearby Avon Heritage Trail, scenic walks, and expansive green spaces, while Falkirk town centre provides a broader selection of shops, cafes, restaurants and leisure facilities.

Slamannan truly offers the best of both worlds – countryside calm with town and city access just minutes away.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
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.