



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Spacious family home in a sought-after location



McEwan Fraser Legal are delighted to present to the market this delightful 4-bed extended stone semi-villa. This property benefits from plumbing and heating, rewired electrics and new windows and doors in recent years. An elegantly tiled entrance vestibule leads onto a beige carpeted hallway and stairway to the upper accommodation.

THE LOUNGE



The spacious lounge boasts a large bay window, and its generous dimensions mean it can accommodate a variety of furniture configurations. The feature fireplace, ceiling rose, and cornicing add a touch of class and originality. A large dining room offers both space and comfort to entertain and boasts a large window to the side allowing natural light to flood this part of the accommodation. Another feature fireplace, alcove storage and an additional storage cupboard further benefit this room.

THE DINING ROOM



THE KITCHEN



The extended dining kitchen has a solid wood worksurface over a cream base and wall-mounted units with a tiled splashback. The stunning Belling range cooker complements the modern composite sink with a free-standing fridge freezer and washing machine. The bedroom on the extended ground floor is a very generous double with built-in wardrobes and ample room for further free-standing furniture. A modern shower room with WC and wash hand basin completes the ground floor accommodation.



BEDROOM 1





There is a beautiful stained-glass window above the landing on the stairway leading to the upper accommodation where we find a stunning and recently upgraded family bathroom boasting a very modern white suite and a large whirlpool bath. There are three further bedrooms on this level and a linen cupboard with an external window. Two of the bedrooms are recently decorated doubles with ample room for free-standing furniture and one of these boasts a large bay window. The third bedroom on this level is single with room for a computer desk.

THE BATHROOM



BEDROOMS 2 & 3



BEDROOM 4

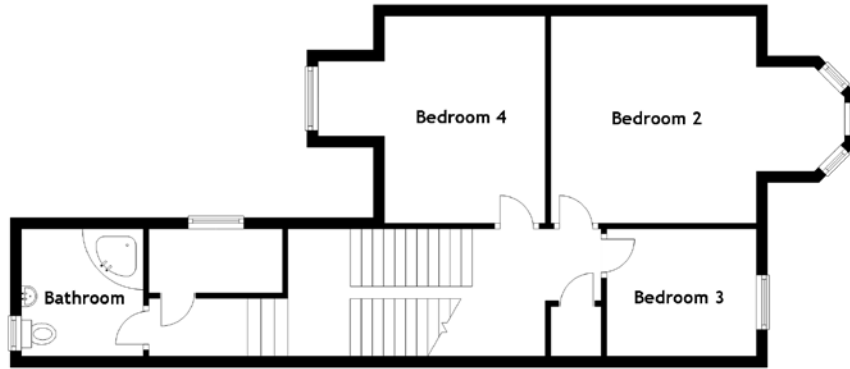
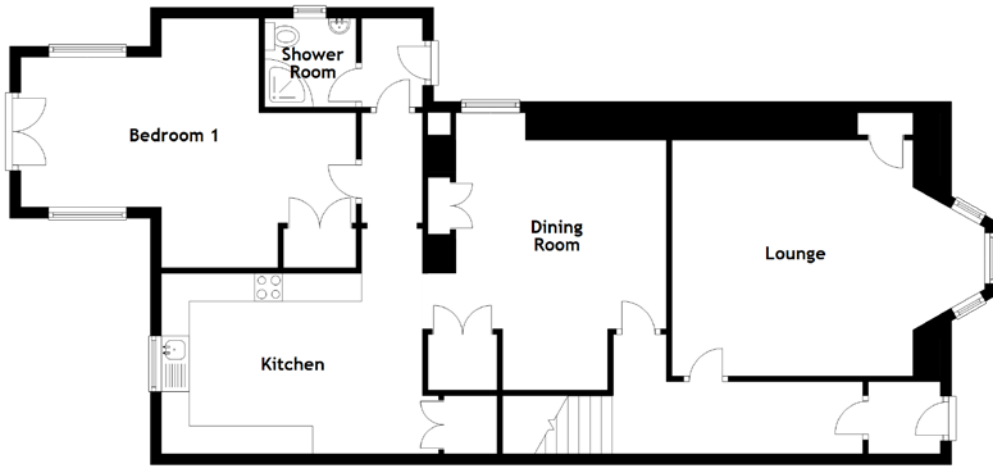


The private rear garden is walled with mature shrubs and has the potential to add a driveway subject to local planning consent. This is a lovely family home that has clearly been cared for by the current owners and is sure to be appreciated by anyone who sees it. Early viewing is therefore strongly recommended.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

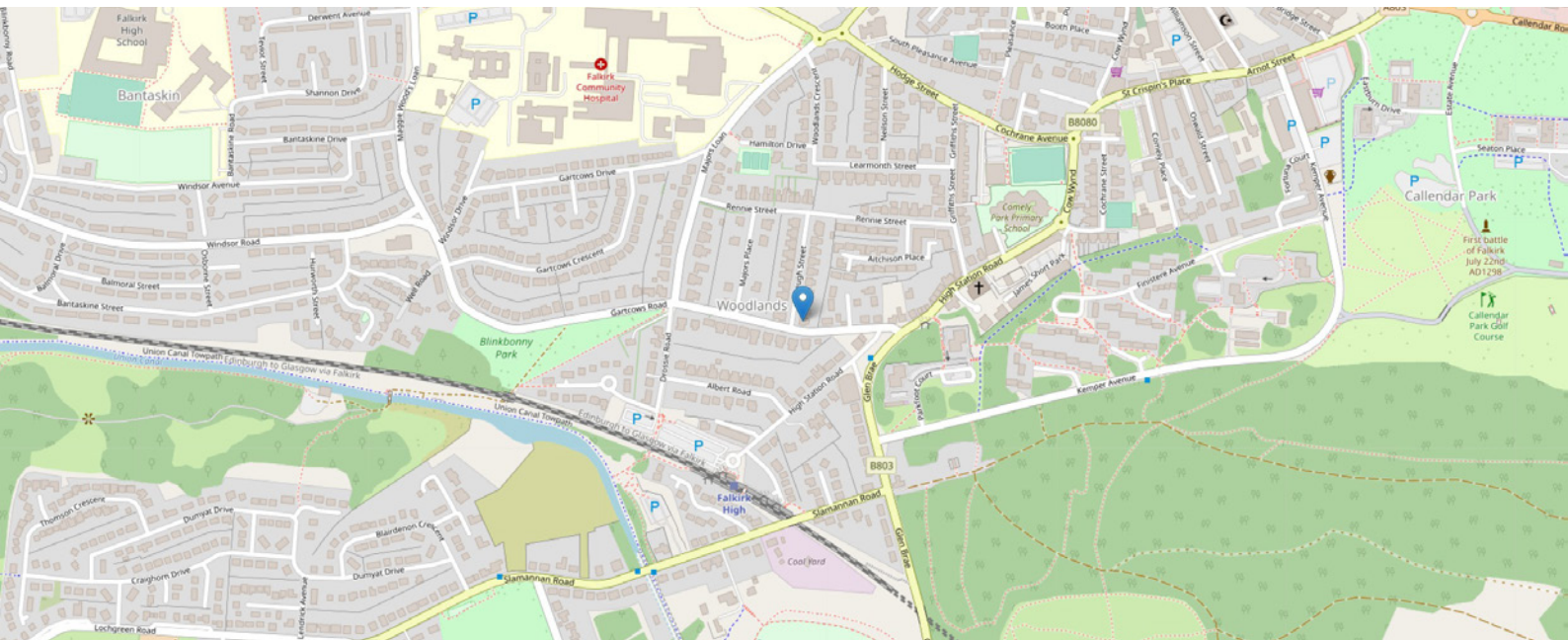


Approximate Dimensions (Taken from the widest point)

Lounge 5.65m (18'6") x 4.25m (13'11")
 Dining Room 4.50m (14'9") x 4.30m (14'1")
 Kitchen 4.71m (15'5") x 3.25m (10'8")
 Shower Room 1.65m (5'5") x 1.60m (5'3")
 Bedroom 1 6.05m (19'10") x 4.50m (14'9")

Bedroom 3 2.70m (8'10") x 2.05m (6'9")
 Bedroom 2 5.30m (17'5") x 3.74m (12'3")
 Bedroom 4 4.10m (13'5") x 3.45m (11'4")
 Bathroom 2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 143m²
 EPC Rating: D



THE LOCATION

Situated in a popular area near the centre of Falkirk, this property is well placed for all everyday local amenities and Camelon and Falkirk High railway stations provide regular services to Glasgow, Stirling, and Edinburgh.





The property is within easy reach of the town centre and all its amenities. Bus services are frequent, and the local bus station provides access further afield along with road links to all nearby towns and a surrounding motorway network including the M9 which is only minutes away provides excellent commuting access to all over Scotland and the south. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.



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