




McEwan Fraser Legal
Solicitors & Estate Agents
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11 Canalside Drive

REDDINGMUIRHEAD, FALKIRK, FK2 0FA



11 CANALSIDE DRIVE

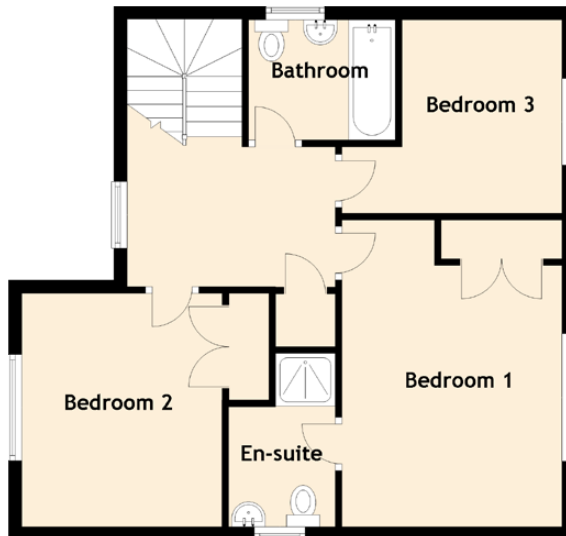
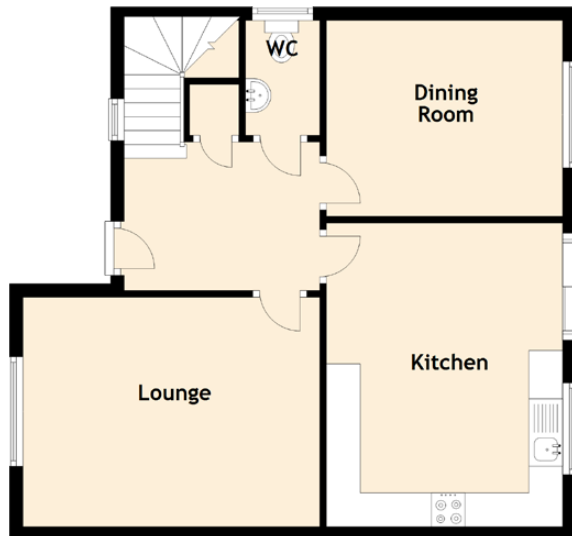
REDDINGMUIRHEAD

McEwan Fraser Legal are delighted to present this superb three bedroom, detached, home to the market. The property enjoys an enviable plot in this popular, family-friendly, area. The accommodation comprises of a master bedroom with en-suite, two further bedrooms, breakfasting kitchen, dining room, spacious lounge, cloakroom, master bathroom, driveway and private front and rear gardens. The property is presented in very good order and internal viewing is a must.

You enter the property through a welcoming hallway with the stylish lounge located to your right. Enjoying ample natural light through a large picture window, the lounge offers excellent proportions and can happily accommodate a large suite of furniture and plenty of additional free standing furniture. To the rear of the ground floor, a contemporary kitchen breakfast room is supported by a separate dining room. The kitchen comprises a generous range of base and wall units that offer excellent prep and storage space. Gas hob, extractor hood, electric oven and grill are integrated. Space is provided for further free standing appliances. Climbing the stairs, you find the master bedroom to the rear of the house. This is a particularly generous double bedroom which comes complete with large fitted wardrobes, ample floor space for additional free-standing storage and a contemporary en-suite shower room. There are two further bedrooms, both doubles. The internal accommodation is completed by the contemporary bathroom which is partially tiled and comprises a three-piece white suite with shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout. Externally, the property enjoys the use of a mono-blocked driveway and a private rear garden which enjoys a southerly aspect.

This is a must see starter home and early viewing is highly recommended.

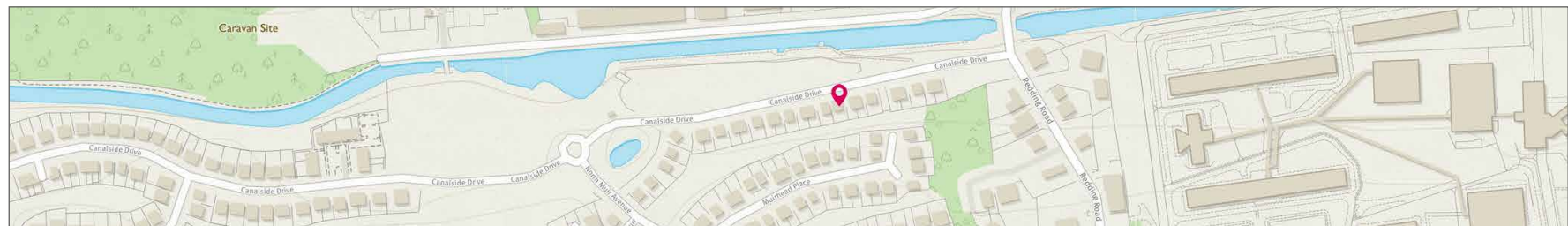


Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	4.60m (15'1") x 3.50m (11'6")
Dining Room	3.50m (11'6") x 2.90m (9'6")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 1.80m (5'11")
En-suite	2.60m (8'6") x 1.60m (5'3")
WC	1.70m (5'7") x 1.00m (3'3")

Gross internal floor area (m²): 110m²

EPC Rating: C



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Text and description
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Surveyor



Professional photography
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Photographer



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