



Seattle

Bothkennar Road, Falkirk, FK2 8HS

**McEwan Fraser Legal**
Solicitors & Estate Agents

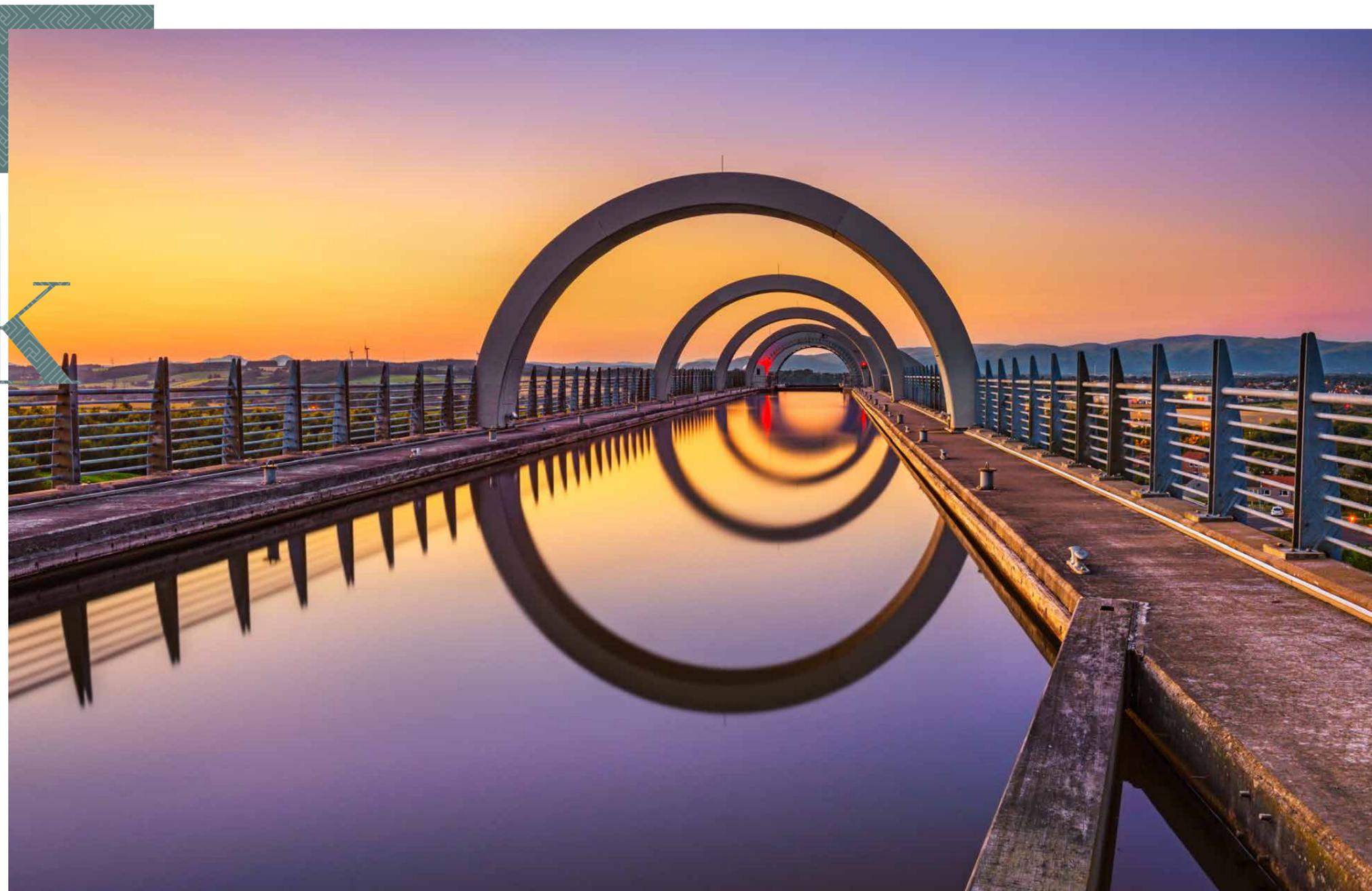
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Falkirk

Falkirk Town Centre, which is three miles from this property, 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, recreational and transport facilities.

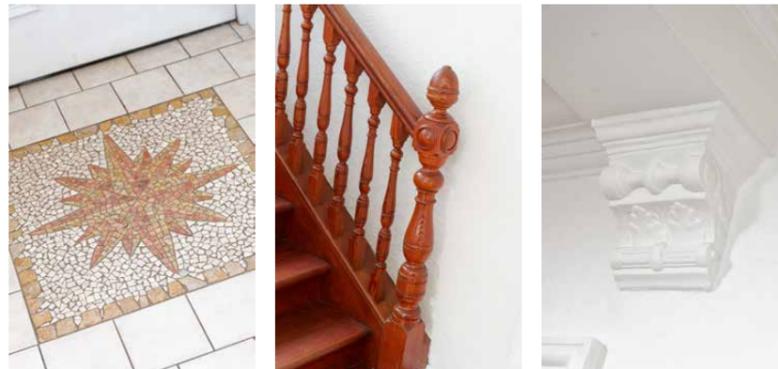
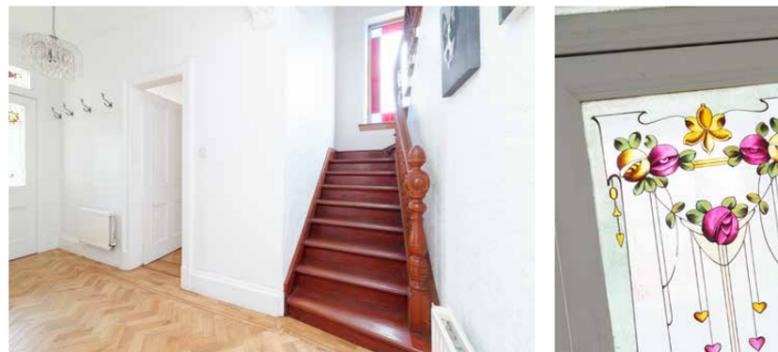
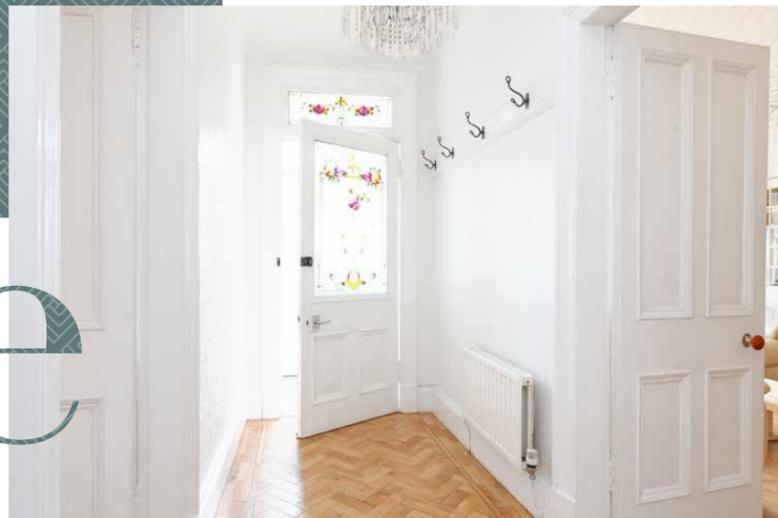
The property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with two railway stations offering rail connections to both Edinburgh and Glasgow and as well as a bus service.

For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



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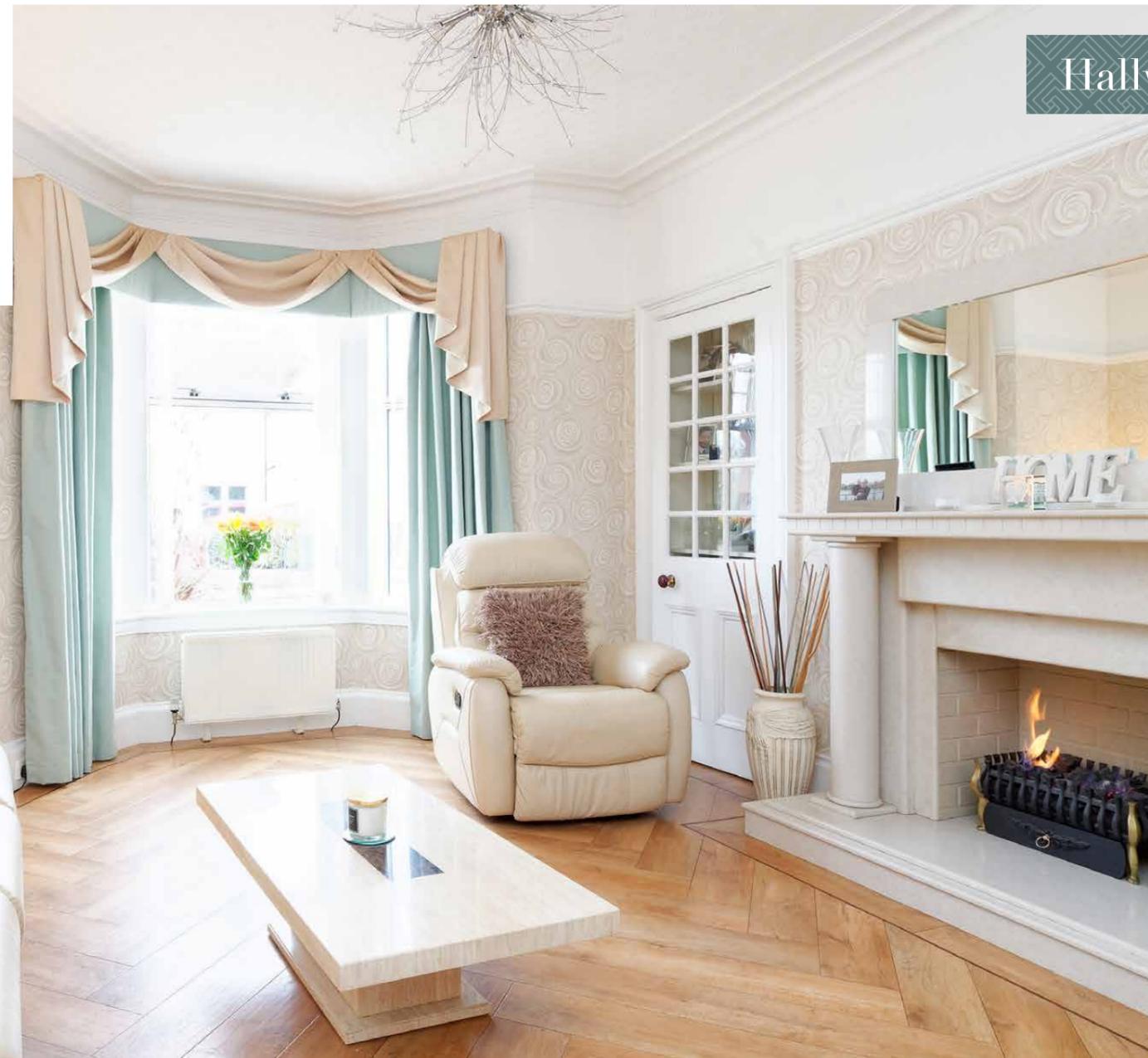
We are delighted to offer to the market Seattle. This spectacular four bedroom detached home has been extended beautifully and is set upon a generous plot with uninterrupted rural views. In addition to the main house, there is a summer house which offers a wealth of opportunities for the new owner.

The main house has an array of traditional features throughout in keeping with the original build date, married beautifully with modern flexible living which we all aspire to.

On the ground level through the traditional entrance hallway with tiled floor and stained glass door there are two large reception rooms with natural light in abundance, through to the modern farmhouse kitchen with island and Cannon range oven, large cloakroom with WC and utility cupboards then into the spacious family room and dining

room with spectacular views of the garden and countryside.

Up the original staircase with a stained glass feature window, there are four double bedrooms with a range of storage solutions. The master has a three-piece en-suite, a wall of storage and patio doors leading to a balcony with glass balustrade. There is also a family bathroom upstairs which has a large rainfall shower. As you would expect in a traditional build the bedrooms are very spacious and are fit for an array of furniture configurations.



Hallway / Lounge





Kitchen / Dining Room / WC



“an array of traditional features throughout”





Family / Dining Room



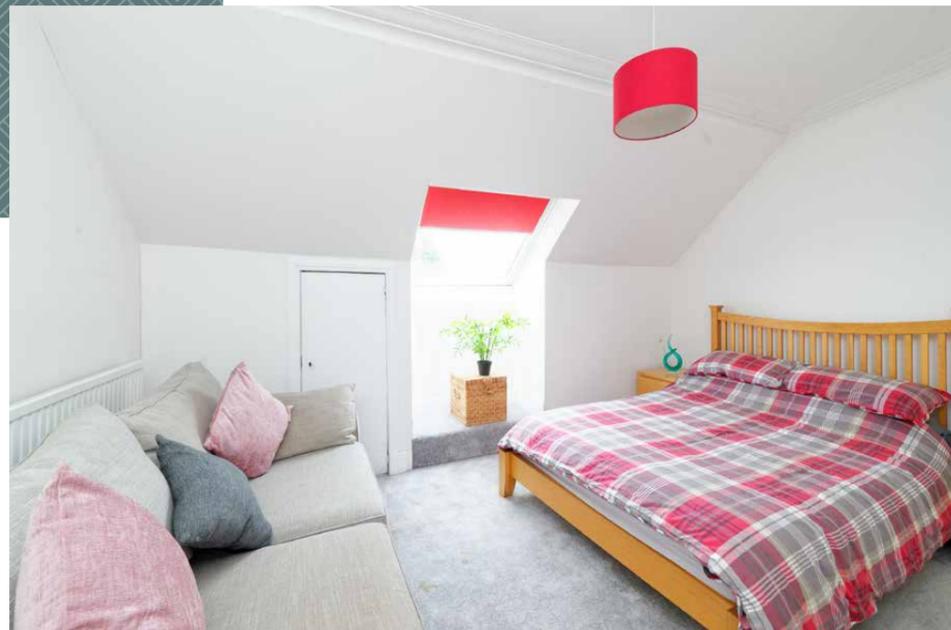
“extended beautifully and is set upon a generous plot with uninterrupted rural views”



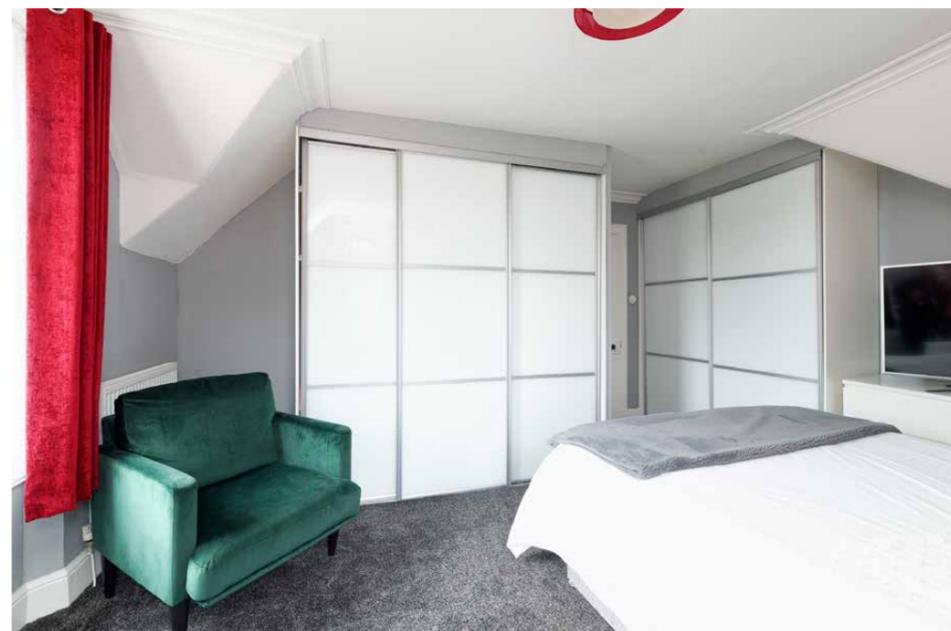
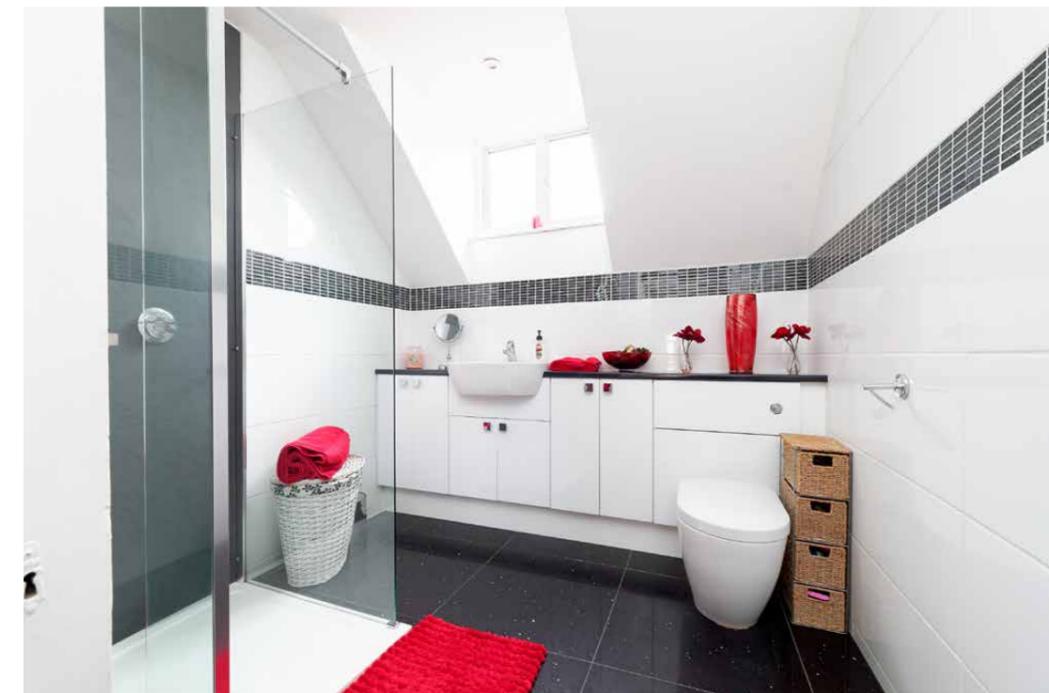


Bedroom 1 / En-suite





“spectacular four bedroom detached home”



Bedrooms Bathroom

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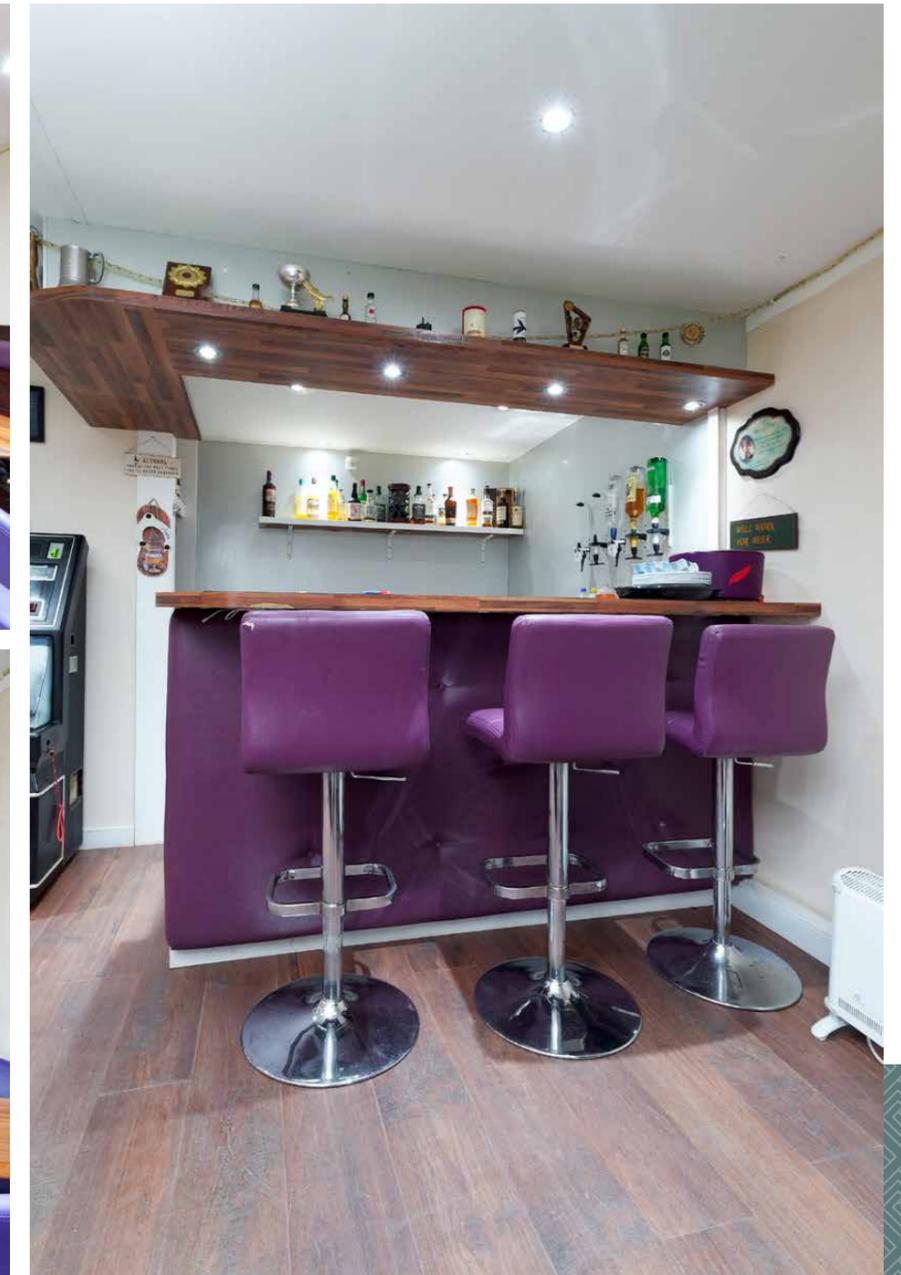
Seattle

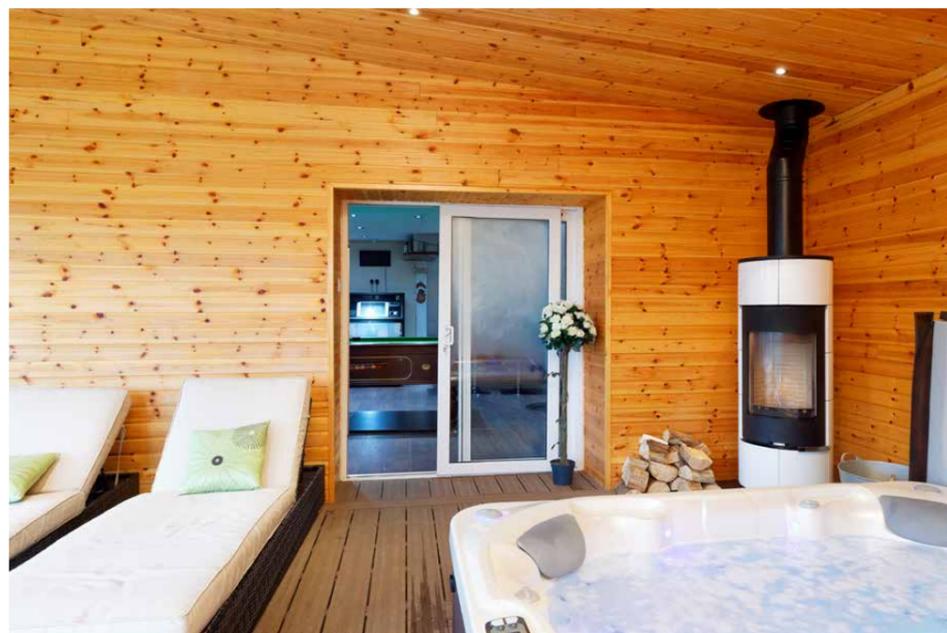
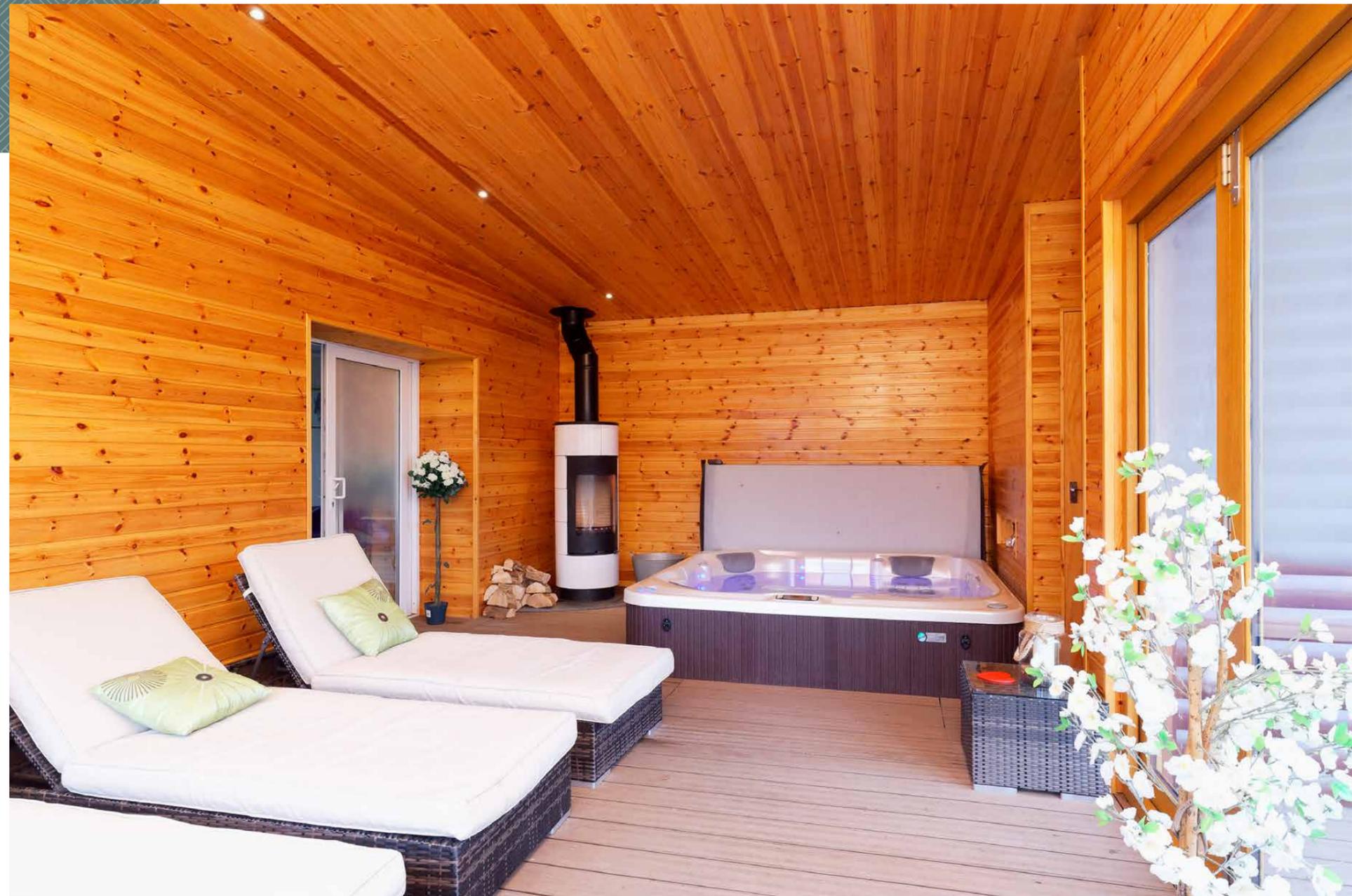
summerhouse

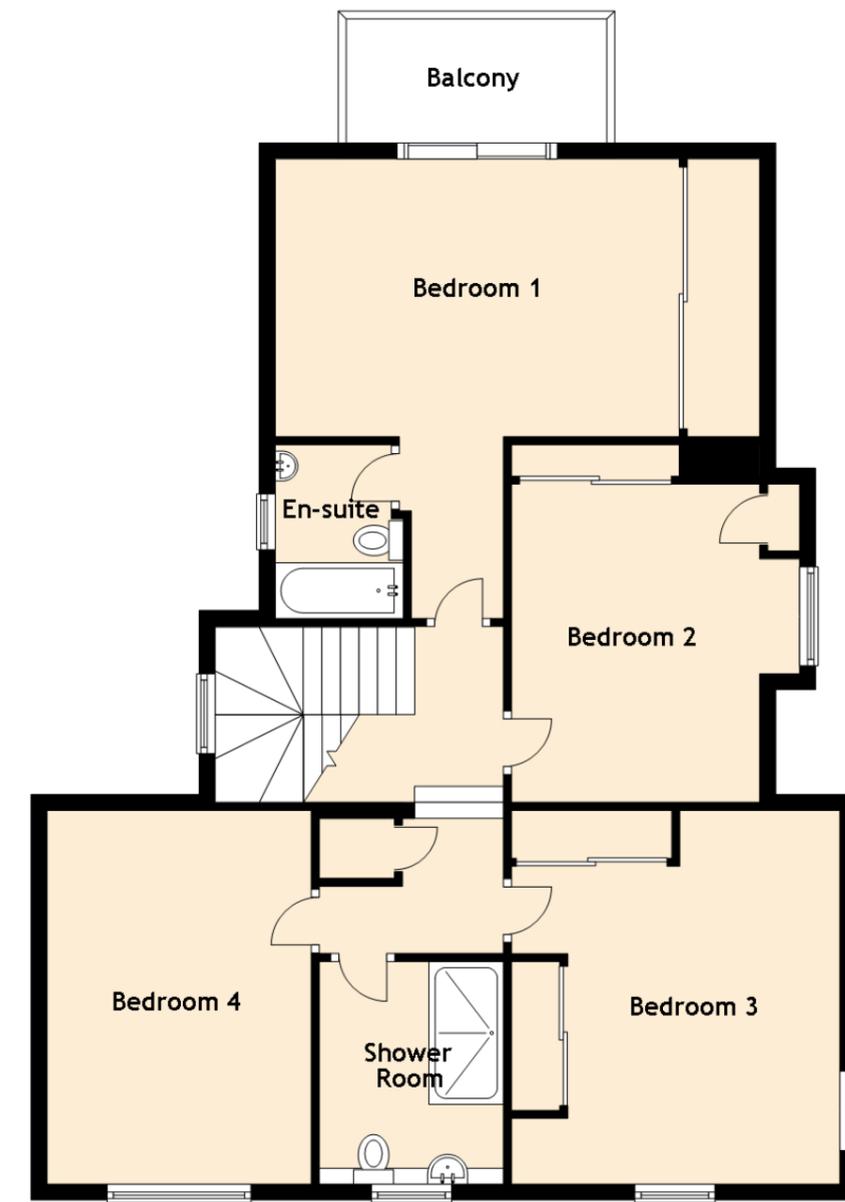
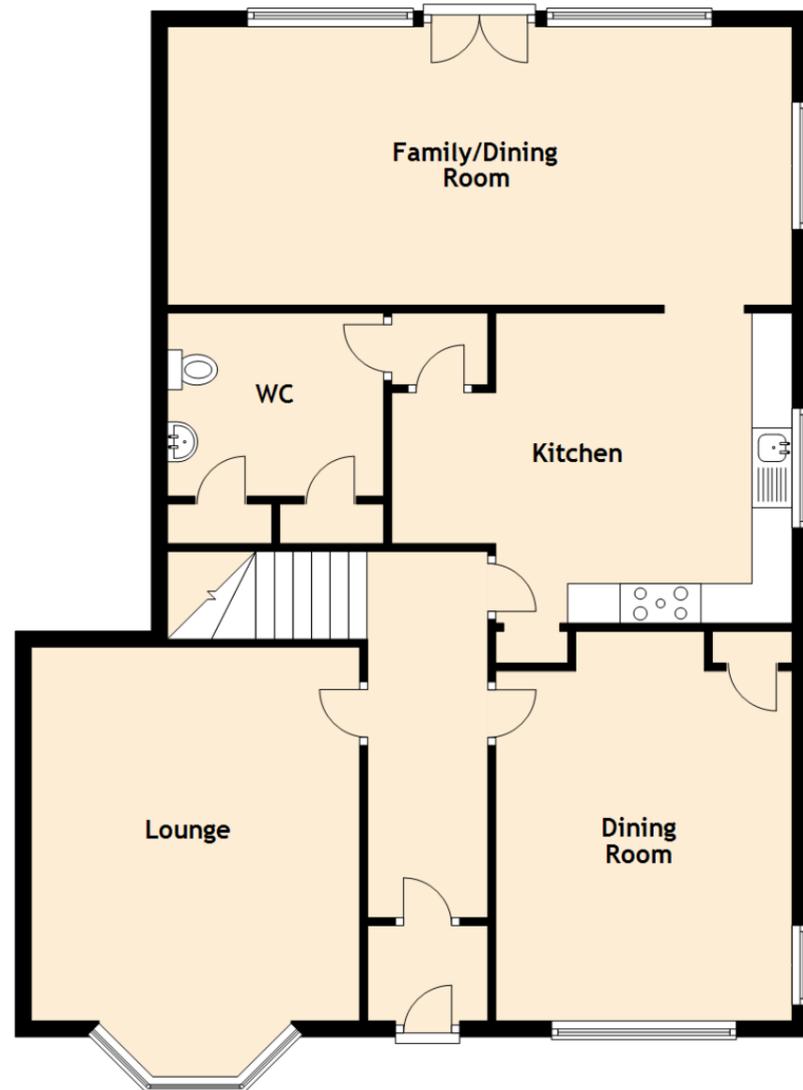
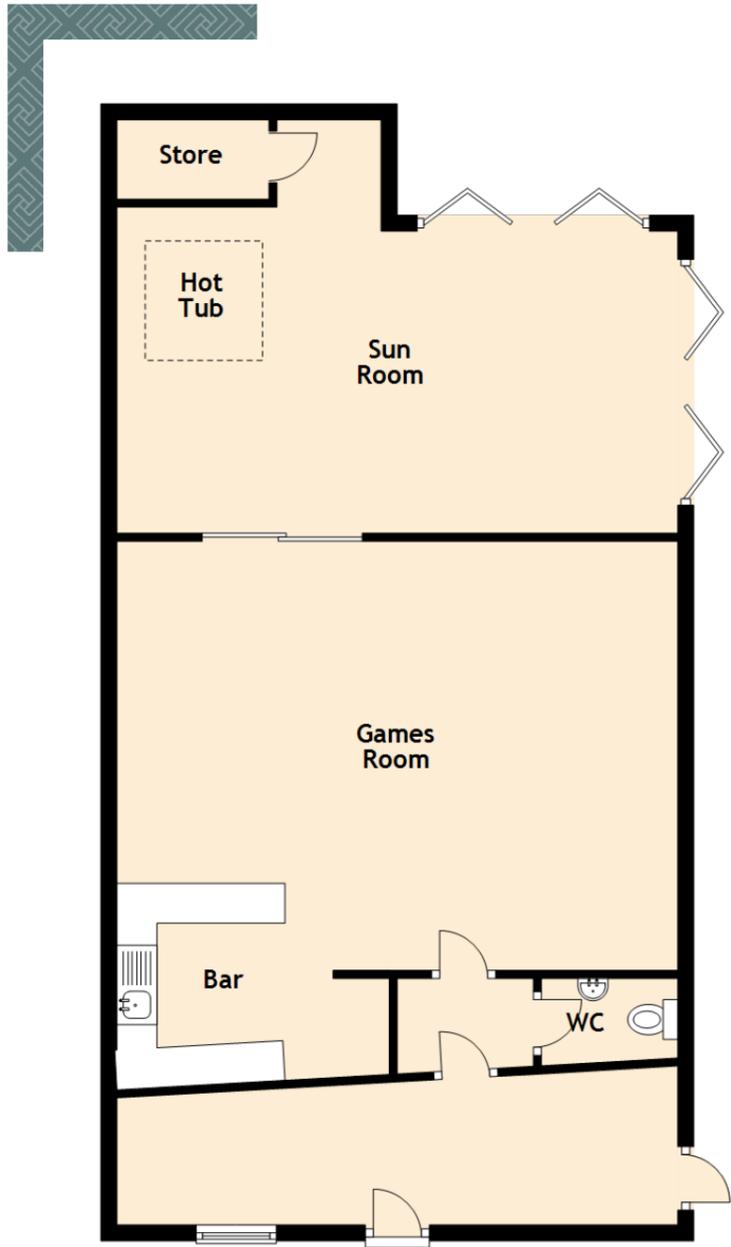
Externally this property has been restored with an exceptional eye to detail and real quality products. To the front, the property has a driveway at each side accessed through wrought iron gates, beautifully landscaped, it really is a grand entrance. To the rear, the same quality resides with the same granite and Chinese set stonework underfoot, beautiful lawn with mature gardens and planting beds with a bespoke well as a lovely feature.

Within the summer house currently, there is a storage space, a large bar area, and a spa with a sunken hot tub. Surrounding is a large decked space accessed via bi-folding doors with glass balustrade.

There is further scope for extending to the side of the existing building, the summer house could be utilised in so many different ways, and the main house could easily be run as bed and breakfast. A wealth of opportunities and possibilities for this truly stunning property.







Specifications

Floor plan & Dimensions

Approximate Dimensions (Taken from the widest point)

| | |
|--------------------|--------------------------------|
| Ground Floor | |
| Dining Room | 4.90m (16'1") x 3.70m (12'2") |
| Kitchen | 5.00m (16'5") x 3.90m (12'10") |
| Family/Dining Room | 7.80m (25'7") x 3.50m (11'6") |
| WC | 2.70m (8'10") x 2.30m (7'7") |
| Lounge | 4.70m (15'5") x 4.10m (13'5") |

| | |
|-------------|--------------------------------|
| First Floor | |
| Bedroom 3 | 4.70m (15'5") x 4.10m (13'5") |
| Shower Room | 2.80m (9'2") x 2.30m (7'7") |
| Bedroom 4 | 5.10m (16'9") x 3.30m (10'10") |
| Bedroom 2 | 4.00m (13'1") x 3.10m (10'2") |
| Bedroom 1 | 5.70m (18'8") x 4.70m (15'5") |
| En-suite | 2.20m (7'3") x 1.60m (5'3") |

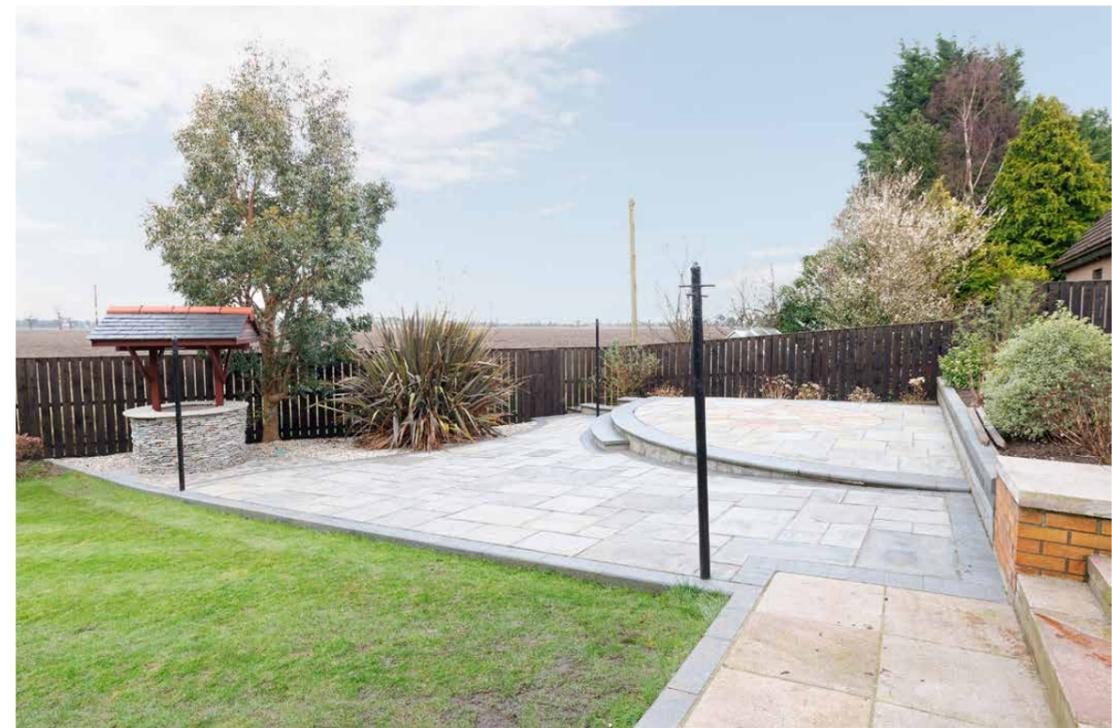
| | |
|--------------|-------------------------------|
| Summer House | |
| WC | 1.70m (5'7") x 1.05m (3'5") |
| Games Room | 6.60m (21'8") x 6.60m (21'8") |
| Sun Room | 6.60m (21'8") x 5.20m (17'1") |

Gross internal floor area (m²): 225m²

EPC Rating: D



Garden & Grounds



“granite and Chinese set stonework underfoot, beautiful lawn with mature gardens and planting beds with a bespoke well as a lovely feature”



SEATTLE BOTHKENNAR ROAD, FALKIRK, FK2 8HS

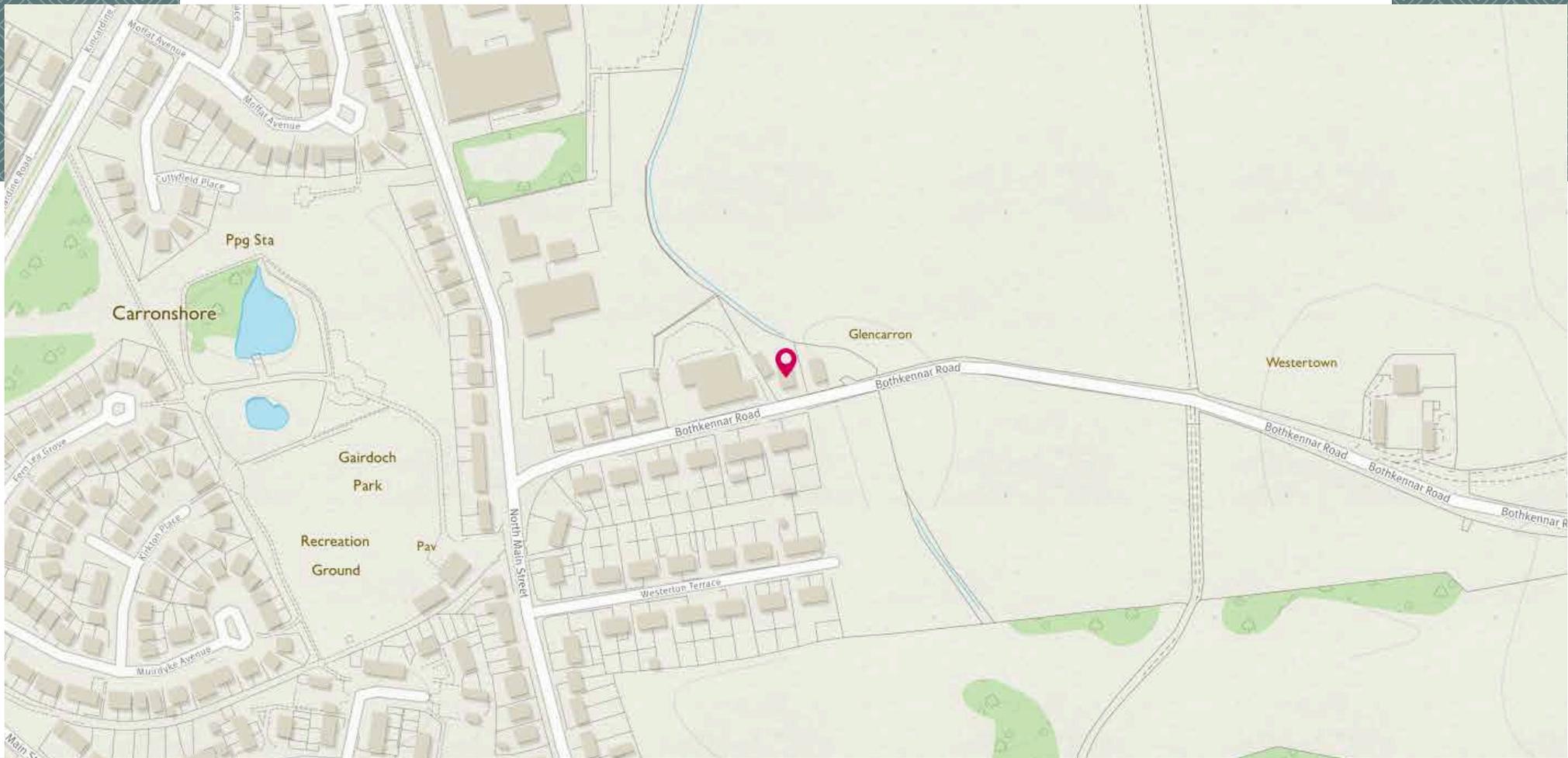


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Text and description
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 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer