

# 16 Buchanan Gardens

POLMONT, FALKIRK, FK2 OUT



*Perfect Three Bed Detached Family Home  
with Car Port in Sought After Location*



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McEwan Fraser Legal is delighted to present Buchanan Gardens to the market. Nestled in a desirable residential area, this beautifully presented three-bedroom detached villa offers a perfect blend of space, comfort, and modern living. Upon entering, you are welcomed by a charming porch, providing access to the rest of the home, along with a convenient downstairs WC.

# THE LIVING ROOM



The spacious living room is designed to accommodate various furniture layouts, offering a warm and inviting atmosphere. This space seamlessly connects to the open-plan dining area, which is bathed in natural light thanks to patio doors leading to the rear garden—perfect for both everyday meals and entertaining guests.

# THE DINING ROOM



# THE KITCHEN



The modern kitchen is both stylish and practical, featuring crisp white cabinetry, a wood-style worktop, and integrated appliances, including an oven, hob, and extractor fan. The kitchen benefits from ample storage and extends into a separate utility area, providing additional workspace and functionality for everyday household tasks.





Ascending to the upper level, the home boasts three generously sized bedrooms, one of which includes fitted wardrobes for added convenience. The family bathroom is well-appointed with a three-piece suite and a shower over the bath, ensuring practicality for a busy household.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





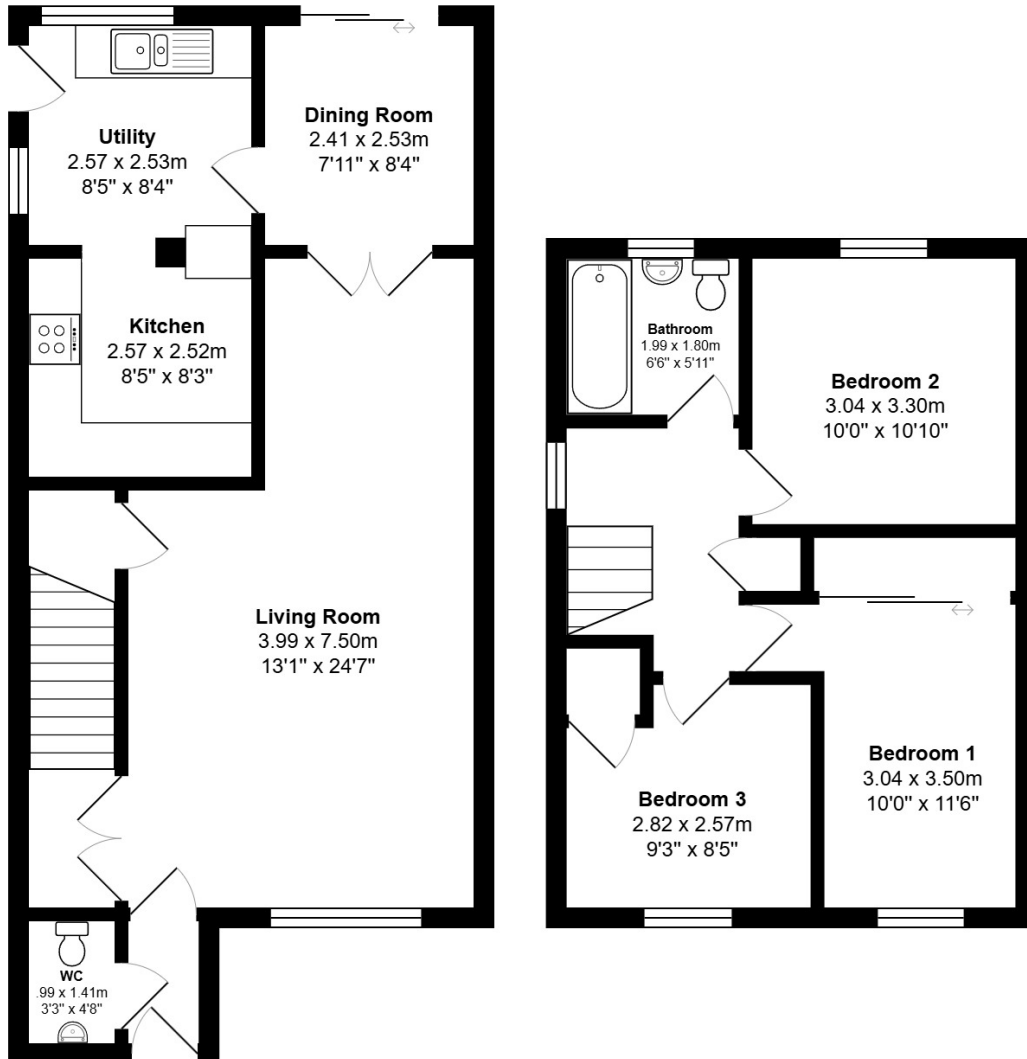
Externally, the property enjoys impressive kerb appeal, with a well-maintained front lawn, a long driveway, and a carport, offering ample parking. To the rear, the low-maintenance garden features a combination of slabbed and stone areas, leading up to a decked space, perfect for outdoor relaxation.

This fantastic home is ideal for families or professionals looking for a stylish and versatile living space.

# EXTERNALS

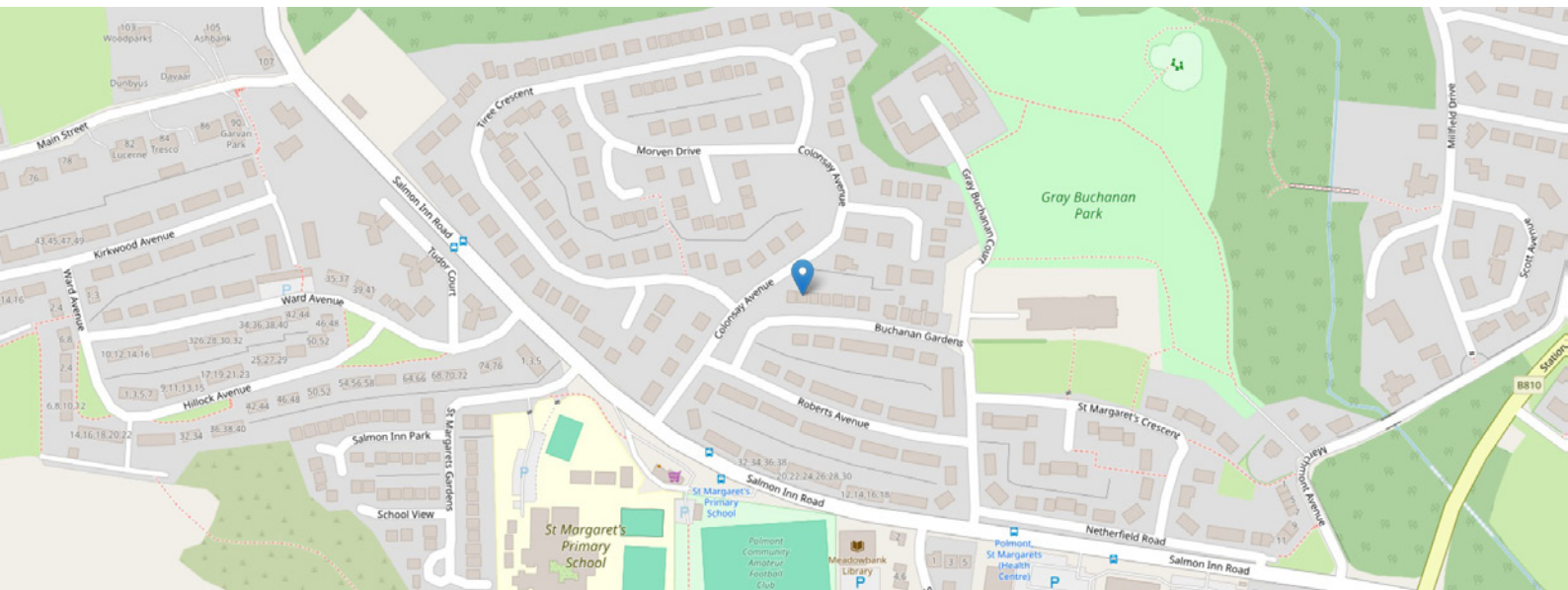


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Situated in the sought-after area of Polmont, this property enjoys an enviable location with excellent local amenities and transport links. For families, St Margarets Primary school is just a five-minute walk away, making the morning school run quick and convenient. Additionally, the area is well-served by a schooling ensuring excellent educational options nearby.





Commuters will appreciate the property's proximity to Polmont Train Station, which is within easy reach. Offering regular services to Edinburgh, Glasgow, and beyond, this is a prime location for those needing fast and reliable transport links.

Polmont itself is a thriving community with a range of local shops, supermarkets, cafes, and restaurants. For outdoor enthusiasts, Polmont Woods and Zetland Park provide scenic walking trails and green spaces, ideal for leisure and relaxation.

With its combination of excellent schooling, transport links, and local amenities, this property is perfectly positioned for families and professionals alike. A fantastic place to call home!



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