



The Moorings

REDDINGMUIRHEAD



CARMICHAEL
HOMES

Welcome to The Moorings

The Moorings, Reddingmuirhead is a thoughtfully designed development of 40 stunning homes near Falkirk. Offering a considered mix of 3-bed terraces, semi-detached and detached properties, each home is crafted for modern living amidst the charm of canal side living. Discover a place where space, style, and setting come together beautifully.

Families, couples, and individuals alike will find room to grow, breathe, and belong. With thoughtful pathways, green spaces, and an emphasis on community wellbeing, The Moorings is a place where everyday living feels just that little bit more special.



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Well-connected rural living

At The Moorings, each home reflects a deep commitment to timeless design and contemporary function. From the soft palette of exterior materials to interiors that marry elegance with practicality, the aesthetic is quietly luxurious.

Living spaces are designed to welcome natural light throughout the home, while carefully chosen finishes add a sense of craft and care. It's a design philosophy that recognises the beauty of simplicity—and the joy of a space that feels truly yours.



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REDDINGMUIRHEAD

STIRLINGSHIRE | FALKIRK

Tucked into the village charm of Reddingmuirhead, The Moorings offers a peaceful setting with exceptional connectivity. The nearby M9 motorway provides fast, direct access to Edinburgh, Stirling, and Glasgow, while Polmont Station—just over a mile away—offers regular rail services to the same key destinations. Falkirk High and Grahamston stations are also within easy reach by car, giving residents a flexible range of commuting options.

This strong transport network makes The Moorings ideal for professionals and families alike. It combines village tranquillity with excellent access to Scotland's central belt. Respected schools, welcoming shops, and scenic walking and cycling routes are all close at hand, supporting both daily life and weekend relaxation.



THE MOORINGS

DEVELOPMENT



Stirling Castle



The Kelpies



Callendar House



Falkirk Wheel

Situated in the tranquil village of Reddingmuirhead, The Moorings offers residents the charm of countryside living with the convenience of excellent transport links. The M9 motorway is easily accessible, providing straightforward routes to both Edinburgh and Glasgow. Polmont train station, just a short drive away, offers regular services to major cities, making commuting efficient for professionals.

The surrounding area boasts a variety of attractions suitable for all ages. Families can enjoy days out at the world-renowned Falkirk Wheel, the only rotating boat lift of its kind, or explore the historic grounds of Callendar House. The Helix Park, home to the iconic Kelpies, offers scenic walking and cycling routes, while Muiravonside and Beecraigs Country Parks provide nature trails, play areas, and open green space. A little further afield, the magnificent Stirling Castle offers a powerful connection to Scotland's royal past and is a must-visit landmark for history lovers.

Essential amenities are within easy reach, with local shops, schools, and healthcare facilities nearby. The development falls within the catchment area for Braes High School, known for its strong community ethos. For leisure and fitness, residents can access facilities at Grangemouth Sports Complex or enjoy a round at Braes Golf Centre. The nearby towns of Falkirk and Polmont offer a wider selection of supermarkets, restaurants, and retail outlets, ensuring all daily needs are met.

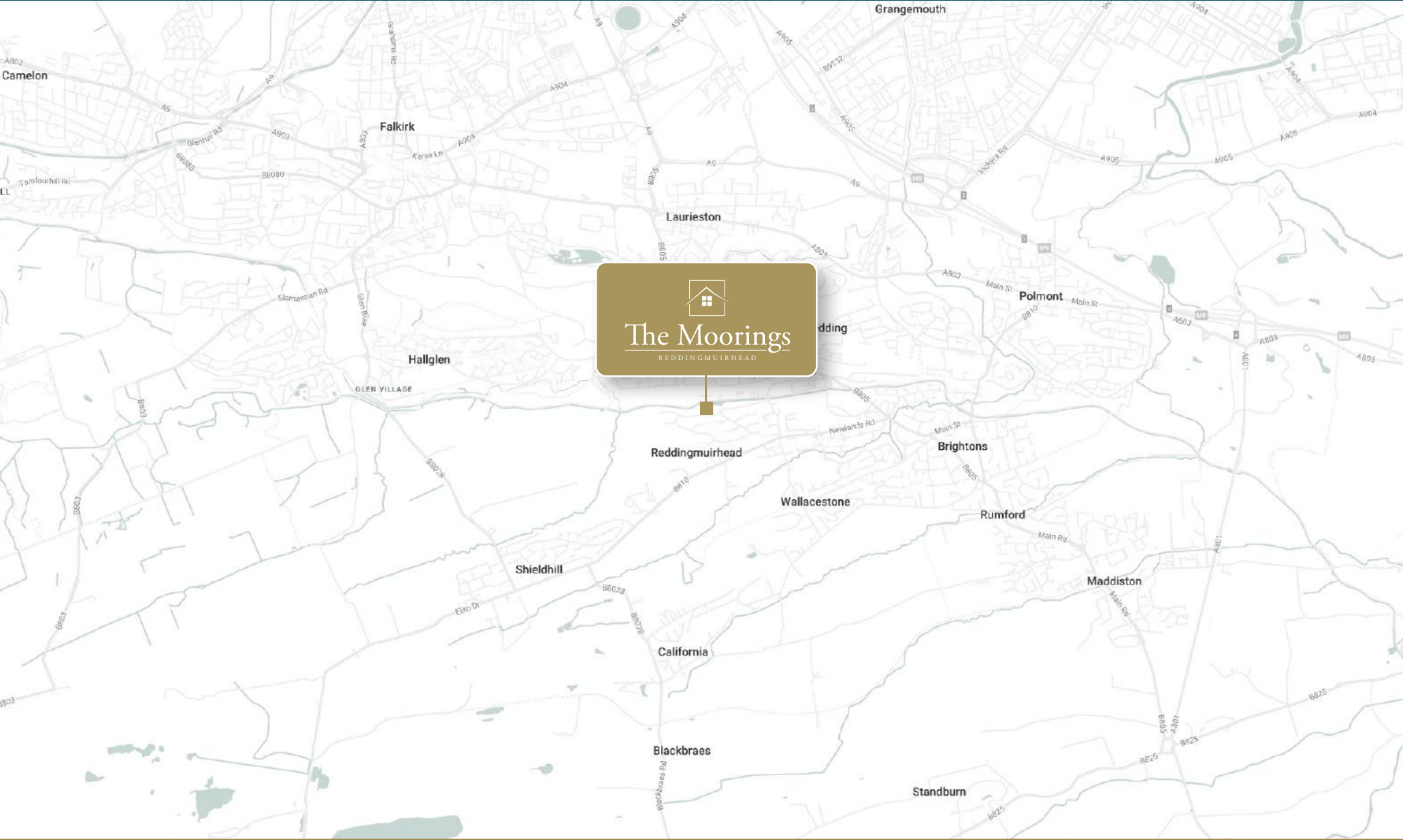
The Moorings combines the serenity of village life with the vibrancy of nearby towns and attractions, making it an ideal location for families, professionals, and retirees seeking a balanced lifestyle.

SITE LOCATION

STIRLINGSHIRE
FK2 0FA

WHAT THREE WORDS
UNITY.STARS.SONG

E 55.983074
N -3.747125



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The Ailsh | Plots 20, 21, 24, 25, 33, 34, 37 & 38
3-Bedroom Semi-Detached Homes | 93.5m² | 1006ft²

The Maree | Plots 15 & 26
3-Bedroom Detached Homes | 93.5m² | 1006ft²

The Baile | Plots 13, 14, 16, 17, 18, 19, 22, 23, 35, 36, 39 & 40
3-Bedroom Semi-Detached Homes | 87.46m² | 941ft²

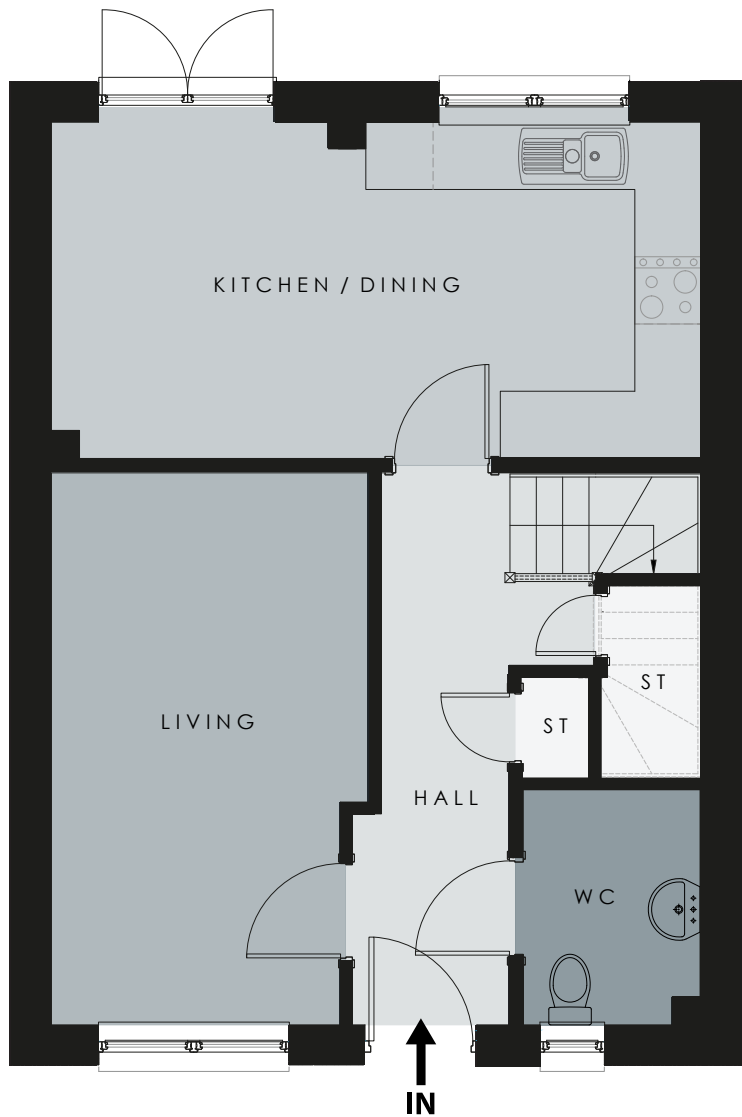
The Drumellie | Plots 2, 3, 6 & 7
3-Bedroom Mid Terraced Homes | 76.1m² | 820ft²

The Calder | Plot 10
3-Bedroom Semi-Detached Home | 76.1m² | 820ft²

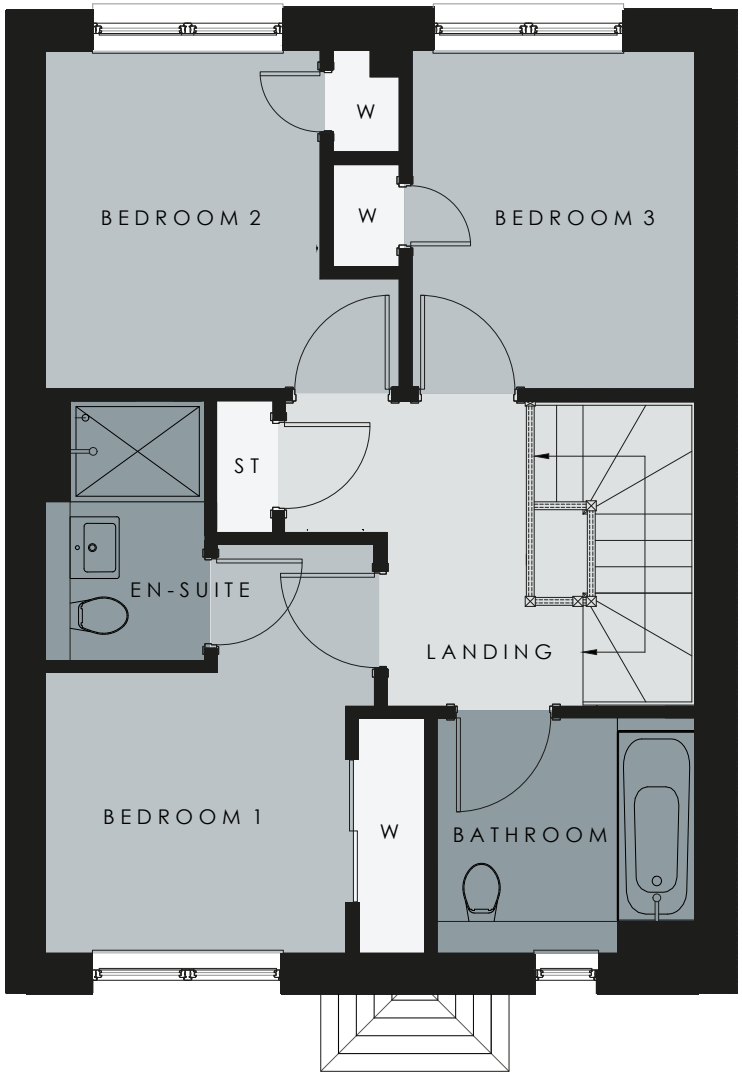
The Eilean | Plots 01, 04, 05 & 08
3-Bedroom End Terraced Homes | 82.7m² | 890ft²

The Coulter | Plot 09
3-Bedroom Semi-Detached Home | 82.7m² | 890ft²

The Finlas | Plot 11 & 12
3-Bedroom Detached Homes | 95.52m² | 1028ft²



Ground Floor
46.75m²



First Floor
46.75m²

The Ailsh

PLOTS 20, 21, 24, 25, 33, 34, 37 & 38 | 3-BEDROOM SEMI-DETACHED HOMES

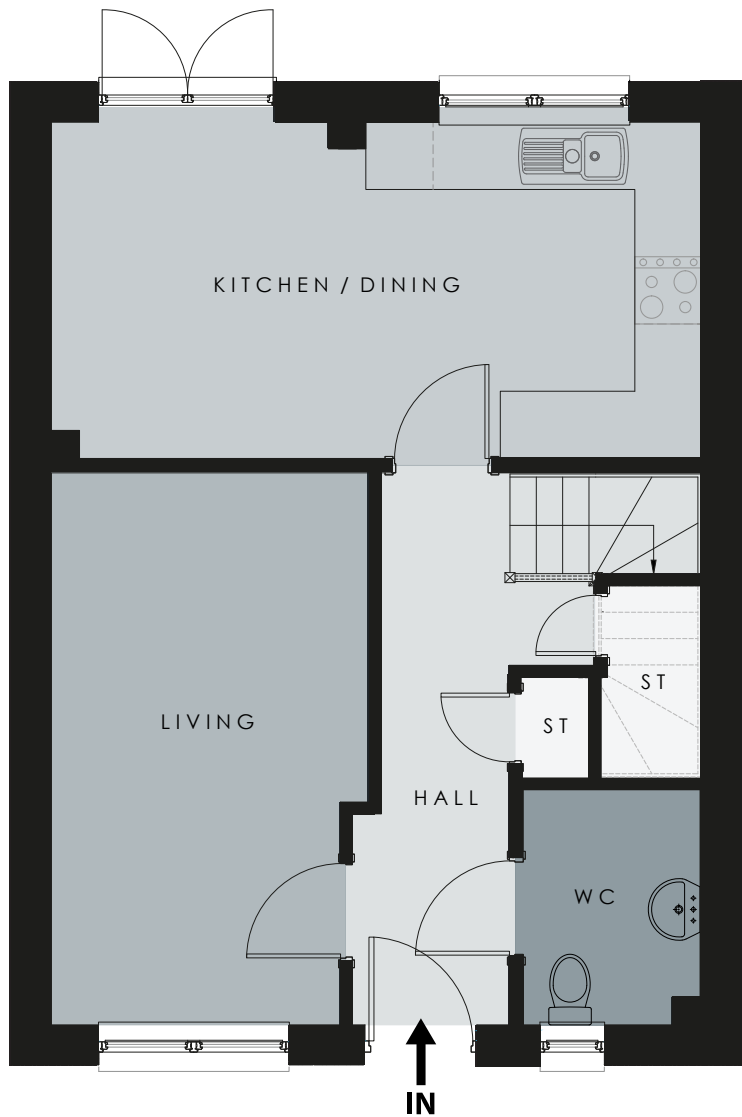
A flexible three-bedroom home available in a semi-detached style. Designed for modern living with well-balanced living space, a private driveway, and a secure rear garden.

Ground Floor

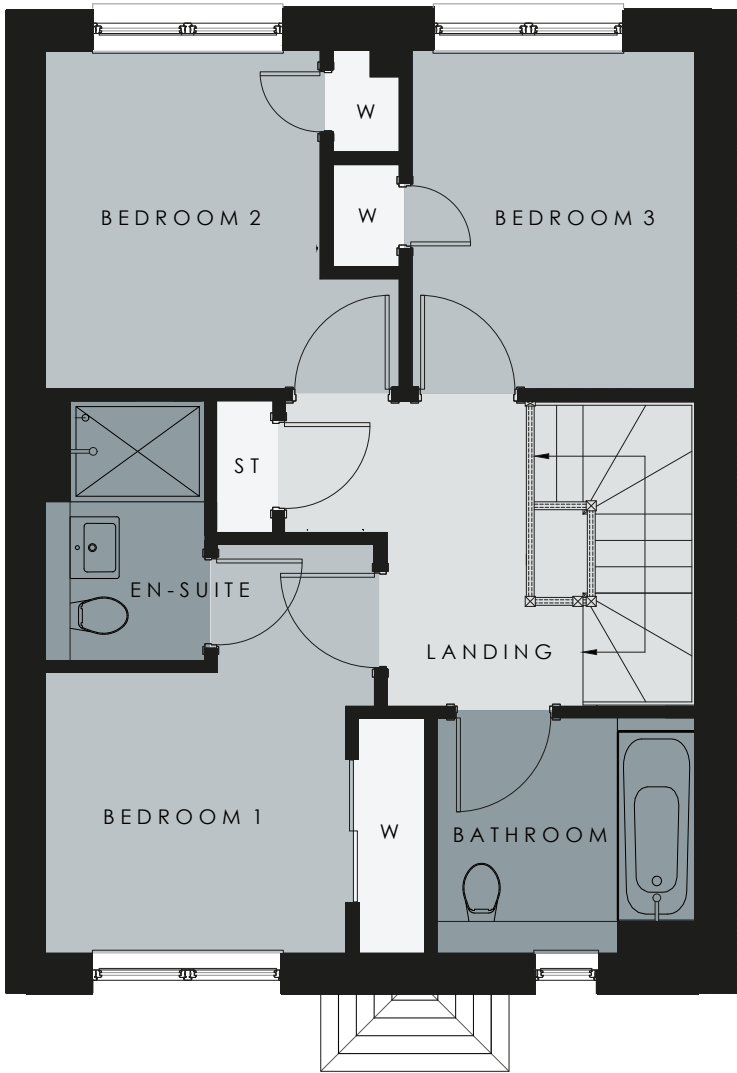
Kitchen	3 x 3m	9' 10" x 9' 10"ft
Dining	3 x 2.85m	9' 10" x 9' 4"ft
Living	4.93 x 2.88m	16' 2" x 9' 5"ft
WC	2.09 x 1.58m	6' 11" x 5' 2"ft

First Floor

Bedroom 01	3.65 x 2.72m	12' x 8' 11"ft
En suite	2.32 x 1.46m	7' 7" x 4' 10"ft
Bedroom 02	3.02 x 2.49m	9' 11" x 8' 2"ft
Bedroom 03	3.02 x 2.55m	9' 11" x 8' 4"ft
Bathroom	2.31 x 2.10m	7' 7" x 6' 11"ft



Ground Floor
46.75m²



First Floor
46.75m²

The Maree

PLOTS 15 & 26 | 3-BEDROOM DETACHED HOMES

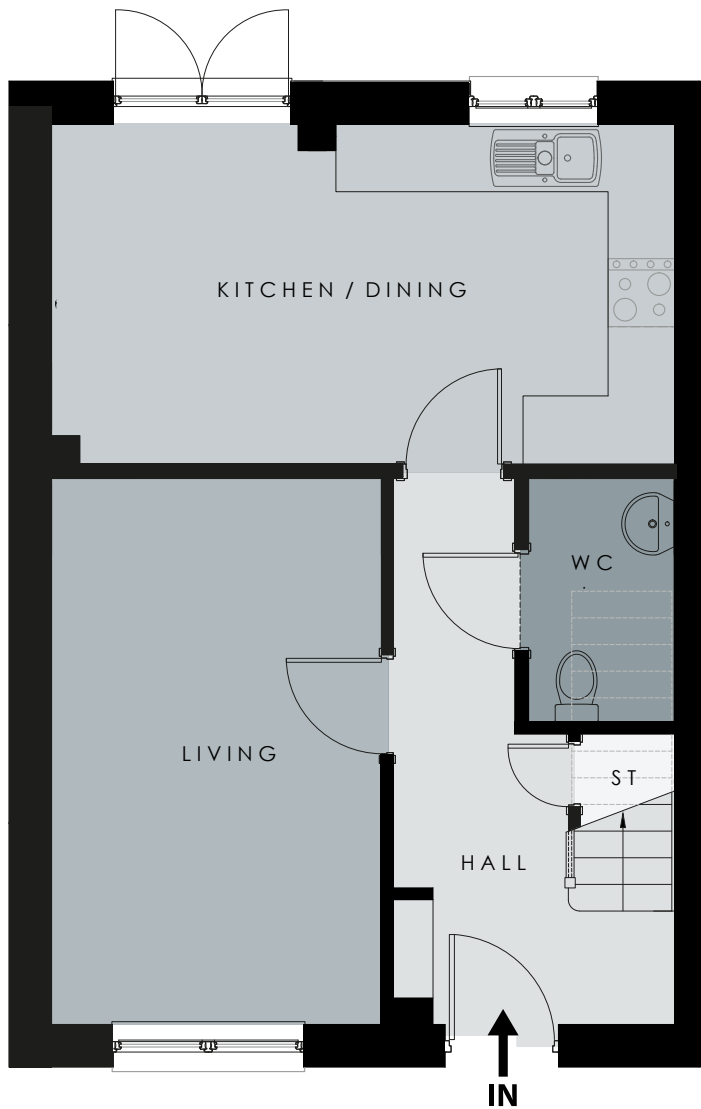
A flexible three-bedroom home available in a detached style. Designed for modern living with well-balanced living space, a private driveway, and a secure rear garden.

Ground Floor

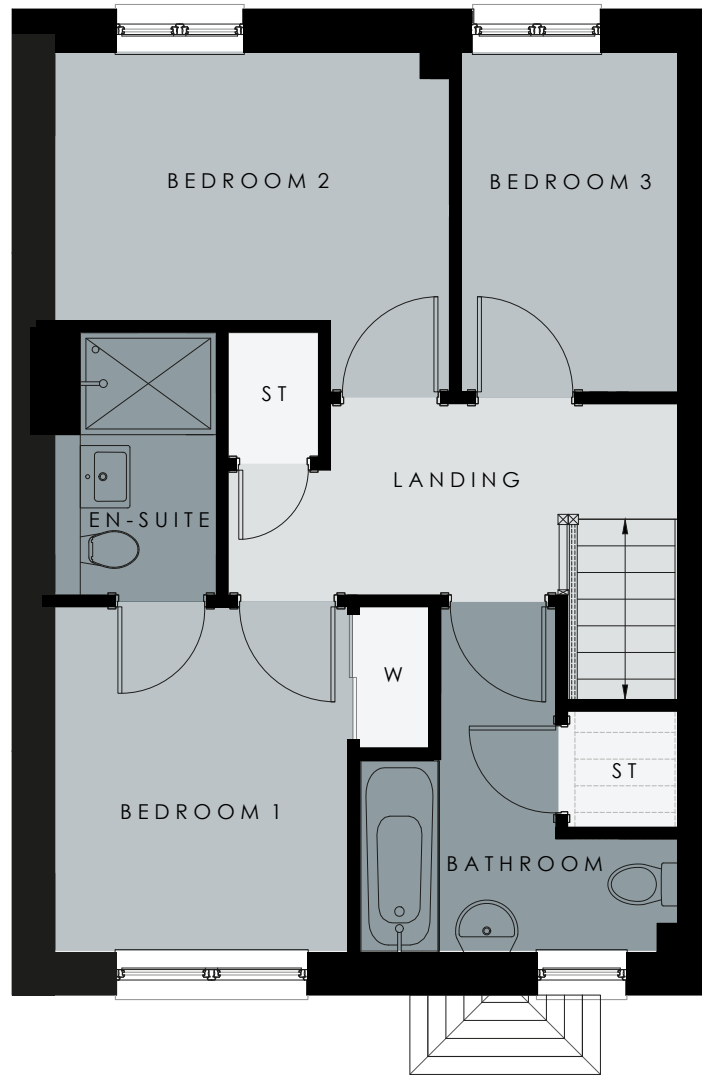
Kitchen	3 x 3m	9' 10" x 9' 10"ft
Dining	3 x 2.85m	9' 10" x 9' 4"ft
Living	4.93 x 2.88m	16' 2" x 9' 5"ft
WC	2.09 x 1.58m	6' 11" x 5' 2"ft

First Floor

Bedroom 01	3.65 x 2.72m	12' x 8' 11"ft
En suite	2.32 x 1.46m	7' 7" x 4' 10"ft
Bedroom 02	3.02 x 2.49m	9' 11" x 8' 2"ft
Bedroom 03	3.02 x 2.55m	9' 11" x 8' 4"ft
Bathroom	2.31 x 2.10m	7' 7" x 6' 11"ft



Ground Floor
43.73m²



First Floor
43.73m²

The Baile

PLOTS 13, 14, 16, 17, 18, 19, 22, 23, 35, 36, 39 & 40 | 3-BEDROOM SEMI-DETACHED HOMES

A stylish three-bedroom semi-detached home offering a smart layout for everyday life. Each home includes a private driveway and enclosed garden space.

Ground Floor

Kitchen	3.00 x 3.00m	9' 10" x 9' 10"ft
Dining	3.00 x 2.51m	9' 10" x 8' 3"ft
Living	4.81 x 2.91m	15' 10" x 9' 6"ft
WC	2.15 x 1.28m	7' 1" x 4' 3"ft

First Floor

Bedroom 01	3.05 x 2.58m	10' x 8' 6"ft
En suite	2.31 x 1.43m	7' 7" x 4' 8"ft
Bedroom 02	3.00 x 2.77m	9' 10" x 9' 01"ft
Bedroom 03	3.00 x 1.92m	9' 10" x 6' 4"ft
Bathroom	2.81 x 1.70m	9' 3" x 5' 7"ft



Ground Floor
38.91m²



First Floor
37.27m²

The Drumellie

PLOTS 02, 03, 06, & 07 | 3-BEDROOM MID TERRACED HOMES

A versatile three-bedroom home offered in a mid terraced style. Ideal for growing families, with thoughtful design, a private driveway, and a rear garden.

Ground Floor			First Floor		
Kitchen/ Dining	4.76 x 3.66m	15' 7" x 12'ft	Bedroom 01	3.63 x 2.39m	11' 11" x 7' 10"ft
Living	4.04 x 3.20m	13' 3" x 10' 6"ft	Bedroom 02	3.53 x 2.38m	11' 7" x 7' 10"ft
WC	1.81 x 1.76m	5' 11" x 5' 9"ft	Bedroom 03	2.42 x 2.26m	7' 11" x 7' 5"ft
			Bathroom	2.39 x 1.70m	7' 10" x 5' 7"ft



Ground Floor
38.91m²



First Floor
37.27m²

The Calder

PLOTS 10 | 3-BEDROOM SEMI-DETACHED HOME

A versatile three-bedroom semi-detached home. Ideal for growing families, with thoughtful design, a private driveway, and a rear garden.

Ground Floor

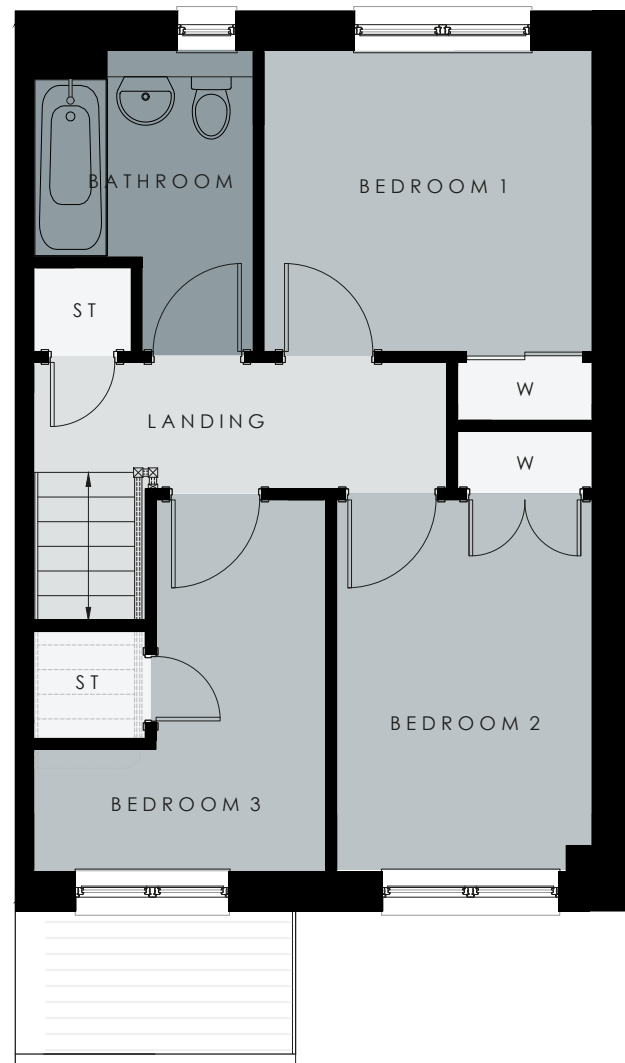
Kitchen/ Dining	4.76 x 3.66m	15' 7" x 12'ft
Living	4.04 x 3.20m	13' 3" x 10' 6"ft
WC	1.81 x 1.76m	5' 11" x 5' 9"ft

First Floor

Bedroom 01	3.63 x 2.39m	11' 11" x 7' 10"ft
Bedroom 02	3.53 x 2.38m	11' 7" x 7' 10"ft
Bedroom 03	2.42 x 2.26m	7' 11" x 7' 5"ft
Bathroom	2.39 x 1.70m	7' 10" x 5' 7"ft



Ground Floor
41.35m²



First Floor
41.35m²

The Eilean

PLOTS 01, 04, 05 & 08 | 3-BEDROOM END TERRACED HOMES

A contemporary three-bedroom home in end terraced styles. Each home features practical living space, a private driveway, and a secure garden.

Ground Floor

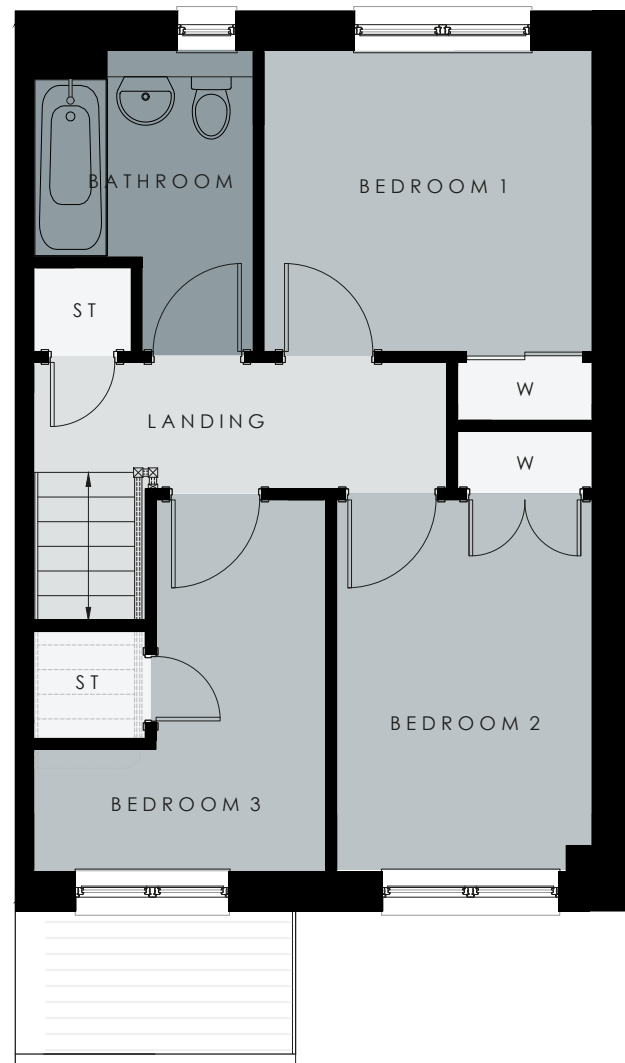
Kitchen	3.14 x 2.77m	10' 4" x 9' 1"ft
Living/ Dining	5.28 x 3.73m	17' 4" x 12' 3"ft
WC	1.83 x 1.37m	6' x 4' 6"ft

First Floor

Bedroom 01	3.09 x 2.87m	10' 1" x 9' 5"ft
Bedroom 02	3.54 x 2.40m	11' 7" x 7' 10"ft
Bedroom 03	3.54 x 2.78m	11' 7" x 9' 2"ft
Bathroom	2.87 x 2.09m	9' 5" x 6' 10"ft



Ground Floor
41.35m²



First Floor
41.35m²

The Coulter

PLOTS 09 | 3-BEDROOM SEMI-DETACHED HOME

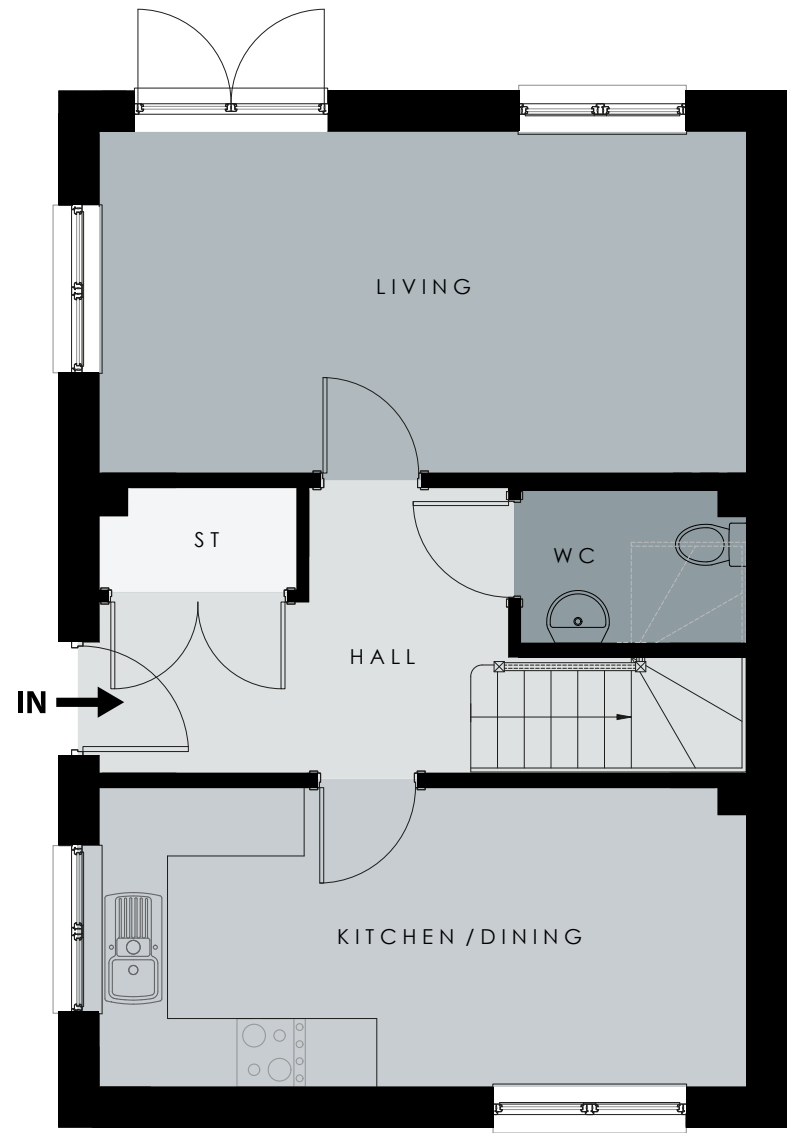
A contemporary three-bedroom home in a semi-detached style, featuring practical living space, a private driveway, and a secure garden.

Ground Floor

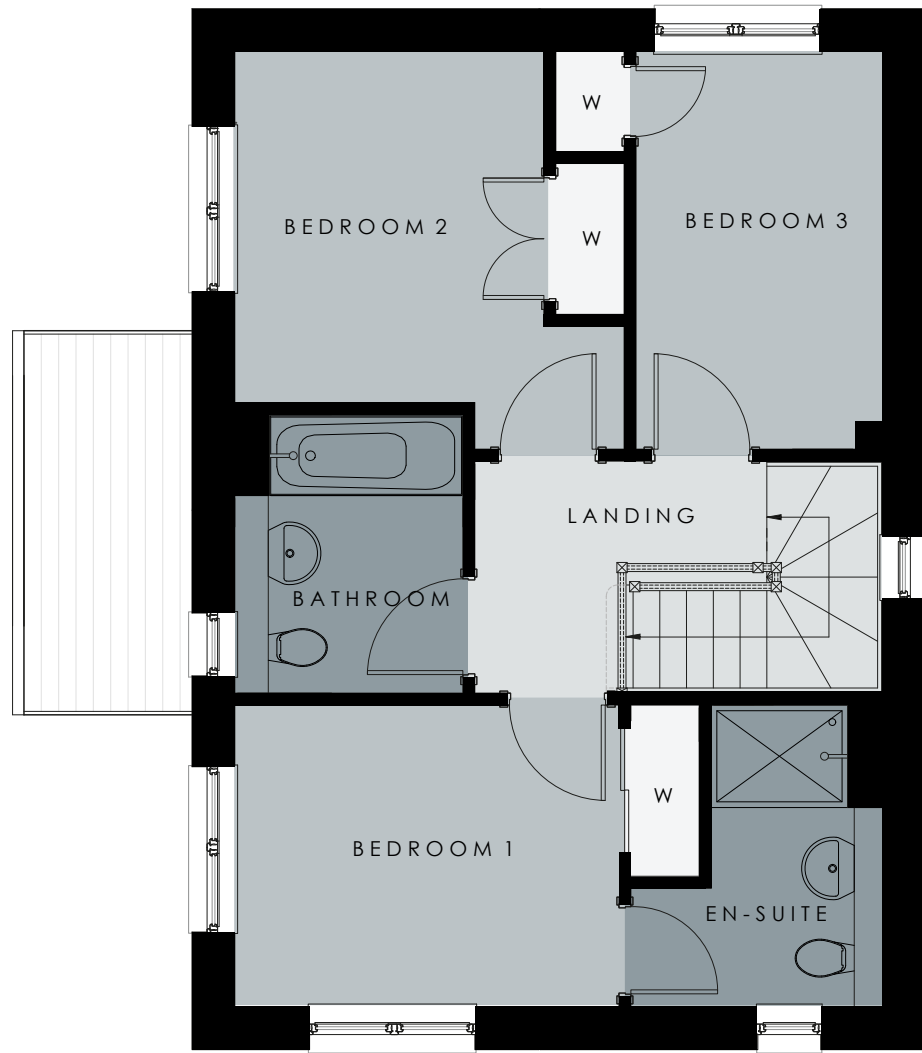
Kitchen	3.14 x 2.77m	10' 4" x 9' 1"ft
Living/ Dining	5.28 x 3.73m	17' 4" x 12' 3"ft
WC	1.83 x 1.37m	6' x 4' 6"ft

First Floor

Bedroom 01	3.09 x 2.87m	10' 1" x 9' 5"ft
Bedroom 02	3.54 x 2.40m	11' 7" x 7' 10"ft
Bedroom 03	3.54 x 2.78m	11' 7" x 9' 2"ft
Bathroom	2.87 x 2.09m	9' 5" x 6' 10"ft



Ground Floor
47.62m²



First Floor
47.62m²

The Finlas

PLOTS 11 & 12 | 3-BEDROOM DETACHED HOMES

A spacious three-bedroom detached home with a well-planned layout, perfect for family living.
Includes a private driveway and a generous rear garden.

Ground Floor

Kitchen/ Dining	5.69 x 2.63m	18' 8" x 8' 7"ft
Living	5.69 x 3.00m	18' 8" x 9' 10"ft
WC	1.99 x 1.35m	6' 6" x 4' 5"ft

First Floor

Bedroom 01	3.38 x 2.65m	11' 1" x 8' 8"ft
En suite	2.65 x 2.21m	8' 8" x 7' 3"ft
Bedroom 02	3.09 x 2.71m	10' 1" x 8' 11"ft
Bedroom 03	3.49 x 2.17m	11' 6" x 7' 11"ft
Bathroom	2.45 x 2.00m	8' x 6' 7"ft

Specification

Kitchen

- Contemporary premium kitchens by Symphony
- Matt or gloss doors with a selection of colours and styles.
- 22mm laminate worktops
- Fully integrated appliances
 - Fridge-freezer
 - Dishwasher
 - Gas hob and extractor hood or Extractor hood
 - Eye level oven
- Soft-closing drawers and cupboards
- Selected sockets with USB points

Bathrooms & En suites

- White sanitary ware
- A stylish choice of wall and floor tiles with a mix of full height to wet areas and half height to other areas (see agent for details)
- Feature bath with glass shower screen and chrome shower over
- Chrome heated towel rails
- Shaver points to bathroom
- Master En-Suite with towel rail
- Mirror wall to Master En Suite and Family Bathroom
- Optional under-floor heating to en suite and bathroom

Technology

- BT fibre optic broadband
- TV point to living and master bedroom
- Selected sockets with USB points to lounge, kitchen and bedrooms

Interiors

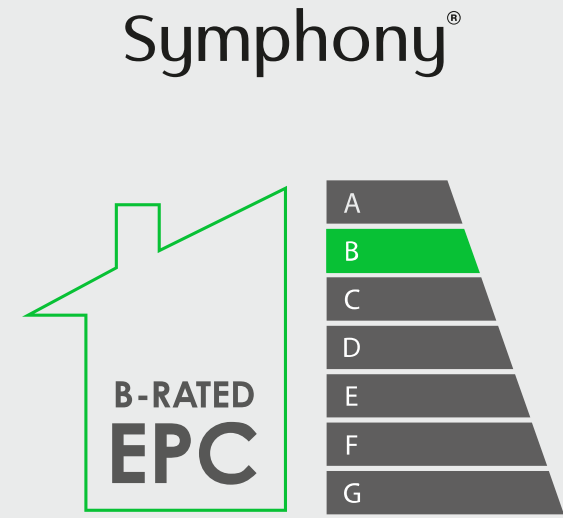
- Contemporary white doors
- White feature frames and skirtings to all rooms
- White switches and sockets throughout
- Internal walls and ceilings finished in matt white
- Fitted wardrobes to bedrooms 1 and 2
- Combination of LED downlights and pendant lighting

Exteriors

- Contemporary anthracite windows with astragals to front elevation
- Mixture of full facing brick and render to selected plots
- Outside lighting to all doors
- Turfing to front gardens
- Private driveway

Sustainability

- B-Rated Energy Performance Certificate (EPC)
- PV Solar panels on the roof
- 140mm insulated timber kit
- Thermal double glazing
- A-Rated gas boiler



- Rooftop solar panels
- Heat recovery technologies
- Double glazing

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Scott Carmichael and his team have over 30 years' experience building award-winning homes, apartments and public buildings in Glasgow, Edinburgh, Stirling, East Kilbride, East Renfrewshire and East Lothian. A Carmichael Home will always be built far beyond the minimum building standards for energy-efficiency. Instead, you can expect a home sustainably built using low carbon design principles that's economical to run and fit for a net zero future.

www.themooringshomes.co.uk

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