





Impressive, larger style semi-detached villa enjoying a delightful smaller cul-de-sac setting. Occupying private gardens, the subjects enjoy the benefit of an extended private driveway and access to an integral garage. The sunny, southerly facing rear garden offers excellent privacy and incorporates feature a garden outbuilding.

Constructed by Tulloch Homes, the property has been enhanced by the present owner with the addition of a super rear conservatory which would suit a variety of uses. Access to the property is through an entrance hallway with downstairs WC off. The public rooms include a sitting room with French doors to the conservatory and dining room overlooking the front gardens. The lower accommodation is completed by a fitted kitchen with integrated oven, hob, extractor hood, new flooring in 2024 and access door to the gardens.

On the upper floor there are three flexible double sized bedrooms, all of which offer fitted storage. The master bedroom has the additional benefit of feature walk-in fitted robes. The upper floor is completed by a stylish new bathroom completed in 2024 with Triton electric shower, chrome radiator and fitted storage. Further points of interest include gas central heating and new double glazed windows installed in 2024 (excluding conservatory). Planning permission and a building warrant were granted and issued in 2023 for a substantial rear extension which offers further development potential to the successful purchaser. A super family home, immediate viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

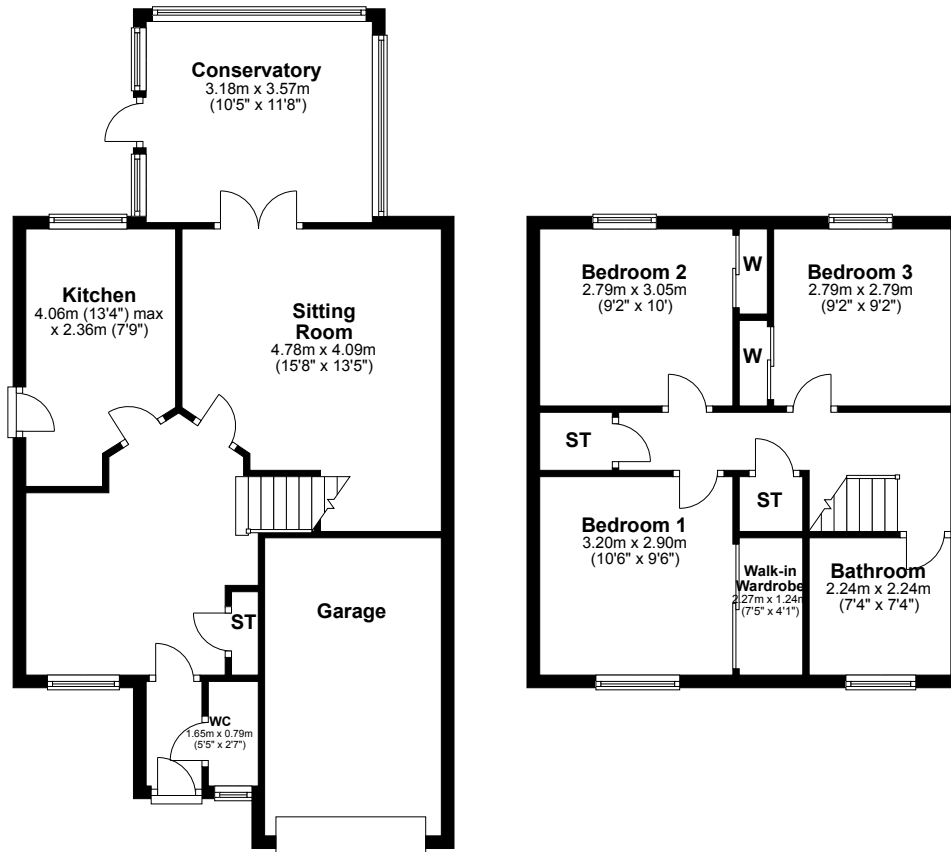
Price Offers Over £215,000

EER Rating Band C

Property Ref WD4993



Accommodation layout & measurements



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PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

Location

New Carron Village lies to the north of Falkirk town centre and enjoys ease of access to local convenience shopping and transport links. Nearby Falkirk Retail Park and town centre offer a more extensive range of amenities including main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network proves popular with commuters seeking access to many central Scottish centre of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh

For Satellite Navigation directions please enter the postcode: FK2 7FJ

 **clyde**
PROPERTY

24 Newmarket Street
Falkirk FK1 1JQ

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

