





Rarely available modern detached villa located within Falkirk's sought after and central Rosebank development. Occupying a prime plot the fully enclosed gardens afford remarkable privacy enjoying an open front aspect and sunny south facing private rear garden. A block paved driveway provides off road parking and access to an attached garage. The property lies a short walk from the charming Forth and Clyde Canal and new Rosebank Distillery/Heritage Centre.

The well planned accommodation is formed over two levels and has been enhanced with a super rear conservatory constructed in 2021. Access is through an entrance vestibule which gives way a reception hallway with stairway to the upper apartments. The public rooms include a front facing sitting room with twin window and dining room with charming twin doors allowing access to the delightful rear patio and gardens. The lower accommodation is completed by the kitchen which leads to the conservatory and a handy downstairs WC situated off the reception hallway.

The bright upper hallway has a gable window and allows access to three bedrooms with fitted storage and a family shower room. Practical features include gas central heating and double glazing. Unavailable on the open market since newly built, early viewing is highly recommended in order to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

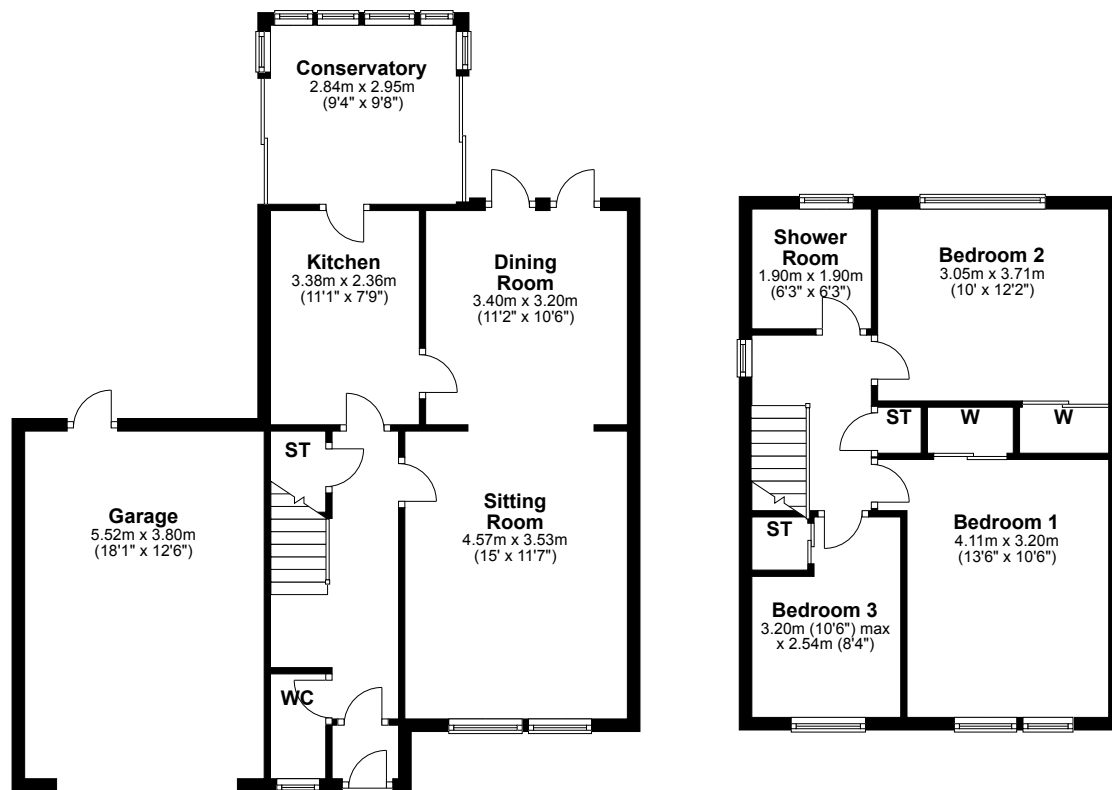
Price Offers Over £223,000

EER Rating Band C

Property Ref WW4998



Accommodation layout & measurements



Download our App:



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. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

Location

The major town of Falkirk offers an extensive range of shopping, schooling, civic and transport facilities. The property lies within easy reach of both Camelon and Falkirk Grahamston stations which provide main line rail links to the cities of Stirling, Edinburgh and Glasgow. The surrounding road and motorway network also allows easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 5JW

 **clyde**
PROPERTY

24 Newmarket Street
Falkirk FK1 1JQ

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

