



10 Comely Park Gardens **Falkirk**

10 Comely Park Gardens, Falkirk, FK1 1QU

Extremely impressive detached villa located within a small town centre cul-de-sac amidst properties of similar calibre. The subjects are enviably placed for access to many excellent town centre amenities including highly regarded Comely Park Primary School and Falkirk High Station, popular with Edinburgh and Glasgow commuters. Individually built circa 2005, the property occupies a prime corner plot. The enclosed, sunny, southerly facing rear garden affords excellent privacy incorporating a level, child-safe lawn, patio and garden storage shed. A wide, block paved driveway provides off-road parking for several vehicles and access to the remarkably large double garage which has workshop space and Hormann electric door.

The property has been skilfully designed to enjoy excellent natural light in conjunction with high quality internal oak finishes which combine to provide a home of some considerable character. An entrance vestibule leads thereon to a generously sized reception hallway with focal point oak staircase to upper apartments, ceramic tiled flooring and downstairs cloaks/WC off. There are three flexible public rooms including a sitting room with bay window and fire

surround, formal dining room and TV/family room with box bay window. The dining sized family kitchen has integrated double oven, hob, extractor hood, dishwasher and is offered for sale with American style fridge freezer. A large utility room is situated off the kitchen with courtesy doors to both the integral garage and gardens. French doors in the kitchen lead to a charming rear conservatory.

On the upper floor there are four double sized bedrooms, two of which have en-suite shower rooms with mains shower valves. The delightful master bedroom is split level, has dual aspect windows and has a super fully fitted dressing room which enjoys natural light. The remaining bedrooms all have fitted robes. Attention is drawn to the size of the family bathroom which has both a jacuzzi spa bath and separate independent electric shower. The upper hall has a front facing window and study area. The property has a large, partially floored loft with access via a hatch in the upper hallway, gas central heating with new boiler installed in 2019 and upvc double glazed windows for ease of maintenance. Viewing alone will confirm the overall size and versatility of this wonderful family home.

EER rating : Band C

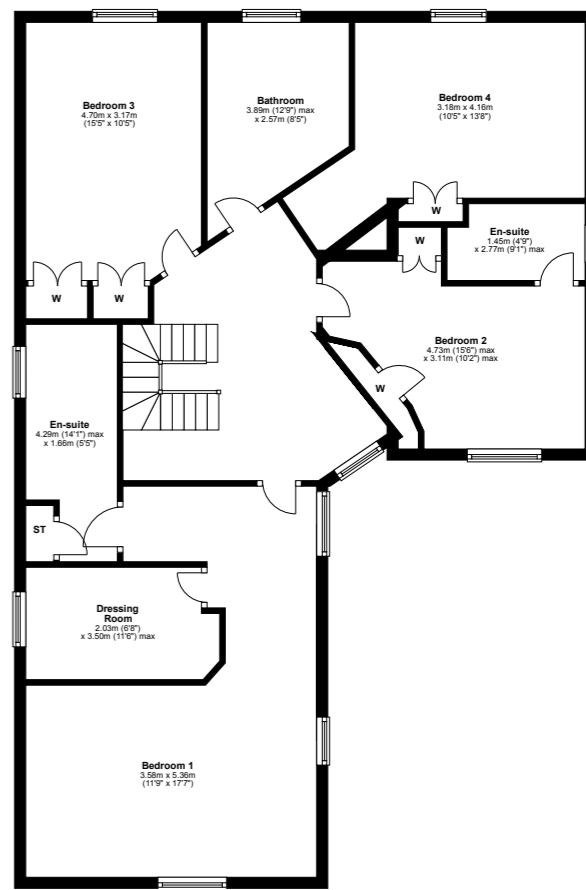
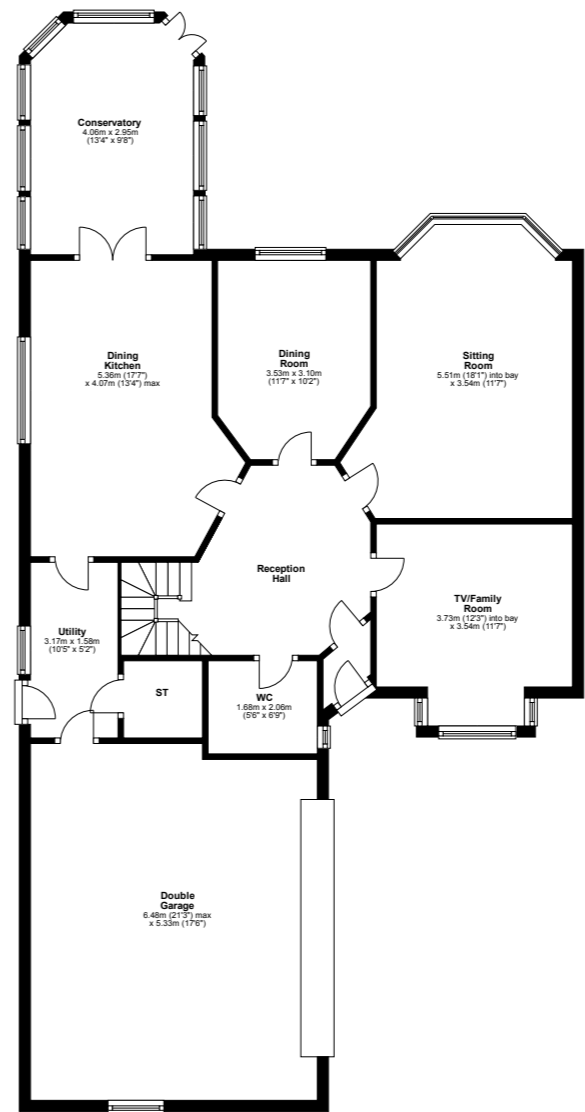
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Property location



The major town of Falkirk offers an extensive range of shopping, schooling (Comely Park catchment), civic and recreational facilities. The subjects lie a short walk from the open green space of Callendar Park, home to the historic Callendar House, extensive woodland walks and off-road cycle trails. Falkirk High and Grahamston Stations lie within walking distance and provide main line rail links to the cities of Glasgow, Edinburgh and Stirling. The surrounding arterial road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Edinburgh, Grangemouth, Fife, Stirling and Glasgow.

Find out more...

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