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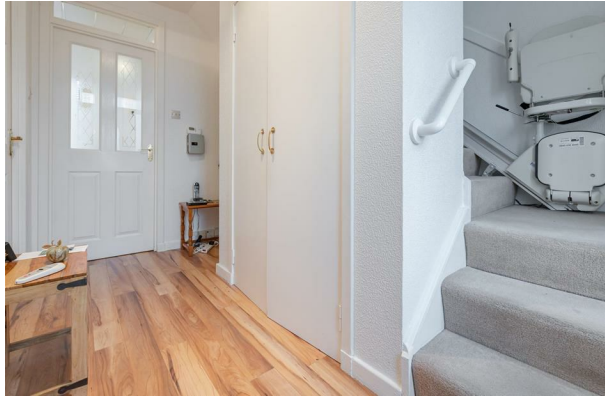
Alexander Taylor is delighted to bring to the open market this, immaculate two double bedroom semidetached villa, which comes complete with a single detached garage. This super home is situated within the area of Maddison which sits southeast of the vibrant town of Falkirk. The property comes complete with a modern shower room and the kitchen. The heating is supplied by a gas fired system and all windows and doors are UPVC Double glazed units. EPR: C



The internal accommodation comprises of an entrance hallway which gives way to the main lounge, which is open plan to the dining area, Kitchen, and stairs to the upper floor. There is a good-sized cupboard within the hallway, ideal for your Hoover etc.

Firstly, off the hallway you will find the lounge which is open plan to the dining room. This room is of a considerable size and with the additional dining area, makes for a great space. The window formation of the lounge overlooks the front of the property and there is an additional window within the dining area which overlooks the rear gardens.





Next off you will find the breakfasting kitchen. This room is fitted with a modern unit with coordinating worktops. The appliances that will form part of the sale are a single electric Oven, four burner Gas Hob and feature glass and chrome extractor. There is also a free-standing Washing Machine and a free-standing tall Fridge Freezer, which will be included within sale. There is ample space for a small breakfasting suite. Access to the rear gardens is off the kitchen.

The upper accommodation offers a very generous Master bedroom, which comes complete with a double fitted robes. Bedroom two is also a full double bedroom and will come complete with double fitted mirror robes.

To conclude this property internally you will find the family shower room. This room offers a modern space, which comes complete with a free-standing shower enclosure, which is fitted with an electric shower. There is a free-standing vanity unit and a tall chrome towel warmer. The feature illuminated wall mirror will form part of the sale.

Externally there is a good-sized front garden and there is also a generous rear garden. We should point out that the rear gardens are of a south aspect. Parking is provided by a "Monoblock" driveway that can accommodate two cars and there is a detached single garage.



Items included within the sale are:

- All Flooring
- All Window blinds
- All Light fittings
- Single stainless Steel Electric Oven
- Four burner Stainless Steel finish Gas Hob
- Feature stainless Steel Extractor
- Free standing Washing Machine (sold as seen)
- Free standing tall Fridge Freezer (sold as seen)
- Feature illuminated mirror to shower room (sold as seen)

**Lounge**  
11'3" x 11'3"

**Dining Room**  
7'11" x 8'0"

**Kitchen**  
8'4" x 11'6"



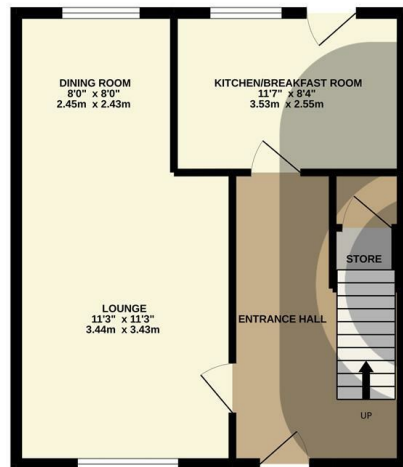
- Fantastic location
- Modern condition
- Gas Central Heating
- UPVC Double Glazing
- Bathroom has been upgraded to a shower room complete with an Electric Shower
- Master bedroom will come complete with double fitted Robes
- Bedroom two also comes complete with double Mirror Robes
- Generous sized rear gardens
- Single Detached Garage
- Mono block Driveway to accommodate two cars

**Master Bedroom**  
8'9" x 15'5"

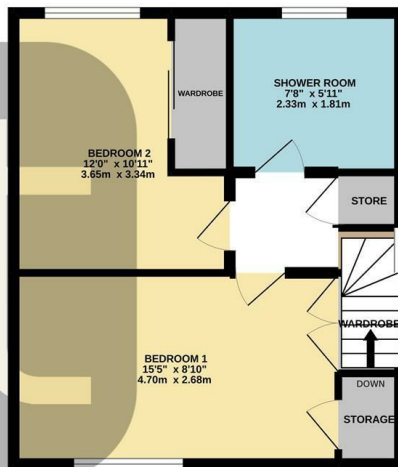
**Bedroom Two**  
11'11" x 10'11"

**Shower Room**  
5'11" x 7'7"

GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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