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Alexander Taylor are delighted to bring to the open market , this larger style four bed detached villa complete with a large extension to the rear, large mature gardens and the most stunning views across to The Forth, Kelpies and the Ochil Hills. EPR: D

Set to offer ease of access to all major motorway connections, to Edinburgh and Glasgow. Polmont main train line is within a short distance and offers speedy access to Edinburgh and Glasgow. Shopping can be found locally for your convenience and on a larger scale you will find a large Tesco for your weekly shopping.

Internally the subjects are immaculate throughout. The current owner has made many upgrades over the years. One of the main upgrades is the large extension to the rear. This gives you a modern semi open plan room which opens into the Kitchen and the dining room, this area is where our clients spend most of there time, it's a great space for entertaining too. There are double "French Doors" off this room which lead out to the mature south facing gardens.



The remaining ground floor accommodation offers, a spacious hallway, complete with storage. The lounge runs right across the house and offers a great space for entertaining. There is a large picture window which overlooks the front gardens. The dining room is large and can easily accommodate a family sized dining suite. To conclude the ground floor you will find the re-fitted WC, which is fitted with a two piece white suite to include a "Grey Ash effect wood" vanity unit.



The upper accommodation comprises of a spacious master bedroom, complete with fitted mirror robes. Bedroom two and bedroom three are both double bedrooms and both benefit from fitted furniture. Bedroom four is a larger sized single bedroom, complete with a single fitted robe.



To conclude this super home internally you will find the family shower room, which is fitted with a large corner shower enclosure, which benefits from a "Thermostatic Shower", there is also a white high gloss vanity unit which holds the WC and the wash hand basin.

Externally there are large south facing gardens which are a mix of mature trees and planting. There is a paved patio area, a raised patio area and a feature wall, which curves around the patio. There is also a large lawn area. We should point out that the rear gardens are of a south aspect. The front gardens are mainly chipped with some mature trees. Parking is provided by a mono block driveway, which leads on to the single garage.

This is a super family home, which is offered to the market in immaculate condition throughout and one that we expect will demand a high interest.

Items included within the sale are:

All flooring

All Window blinds (except WC)

All Light Fittings

All curtains

Gas & Electric Range Cooker

Integrated Dish Washer
(approximately 2 years old)

Fully enclosed Washing Machine

- Highly sought after location
- Larger room sizes throughout
- Extension to rear giving "Family Room."
- Kitchen has been re-placed
- Range Cooker included within the sale.
- Integrated Dishwasher (approximately 2 years old)
- Boiler replaced 8 years ago approximately
- Large mature south facing gardens
- Single garage

lounge
11'10" x 19'4"

Dining Room
10'7" x 10'6"

Family Room
8'7" x 19'6"

kitchen
8'5" x 10'6"

W C
3'2" x 3'3", 2821"

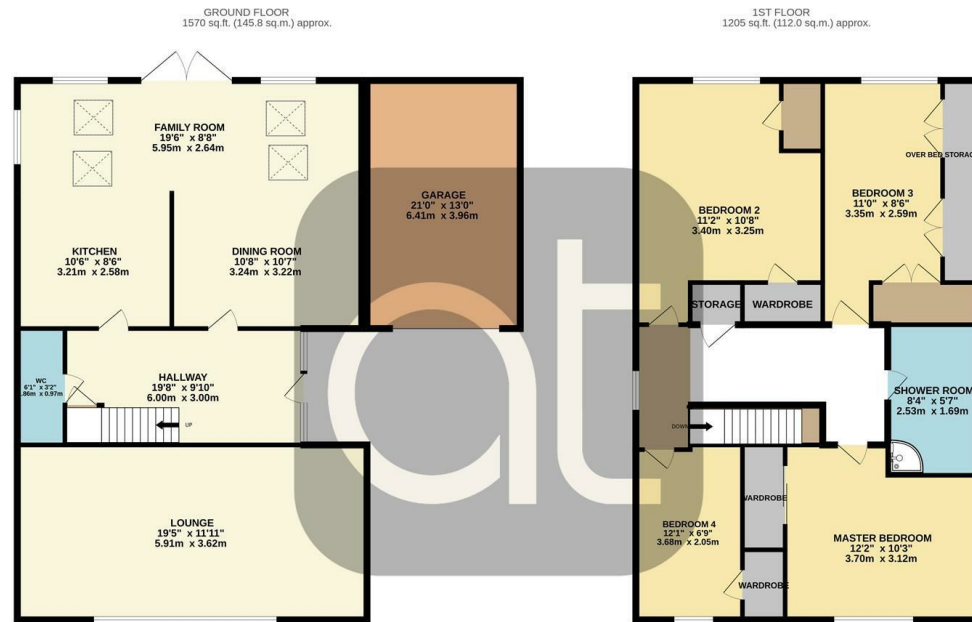
Master Bedroom
10'2" x 12'1"

Bedroom Two
11'1" x 10'7"

Bedroom Three
8'5" x 10'11"

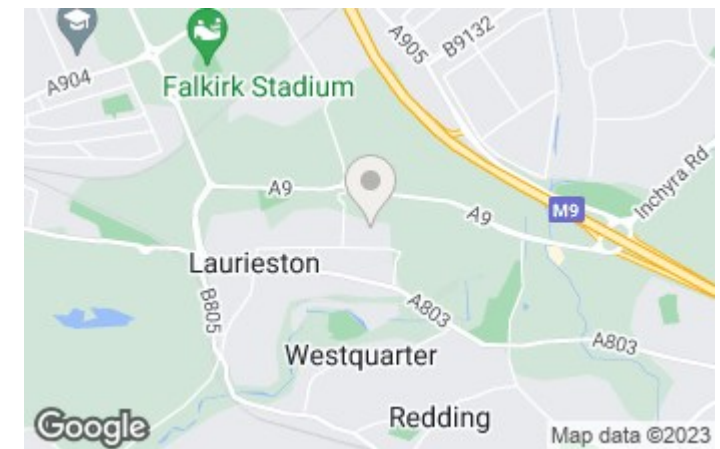
Bedroom Four
6'8" x 12'0"

Shower Room
5'6" x 8'3"



TOTAL FLOOR AREA: 2775 sq.ft. (257.8 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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Viewing strictly by appointment with the Agent.



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