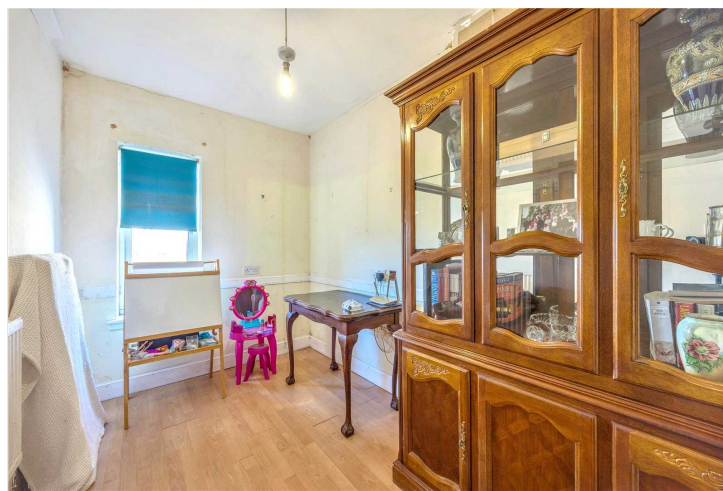
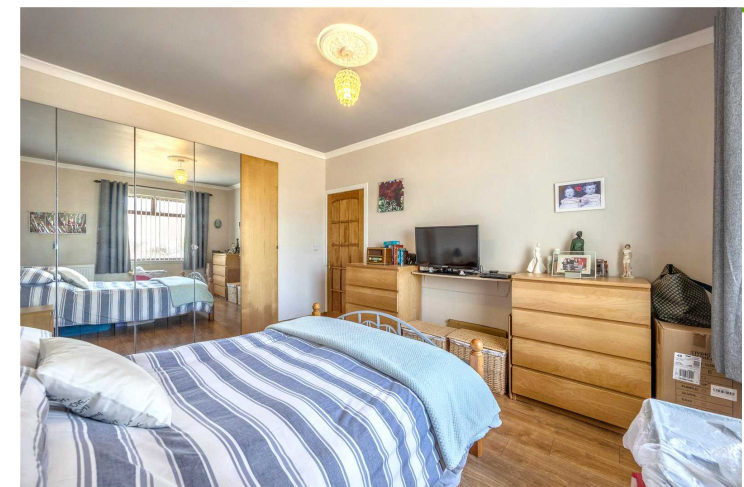
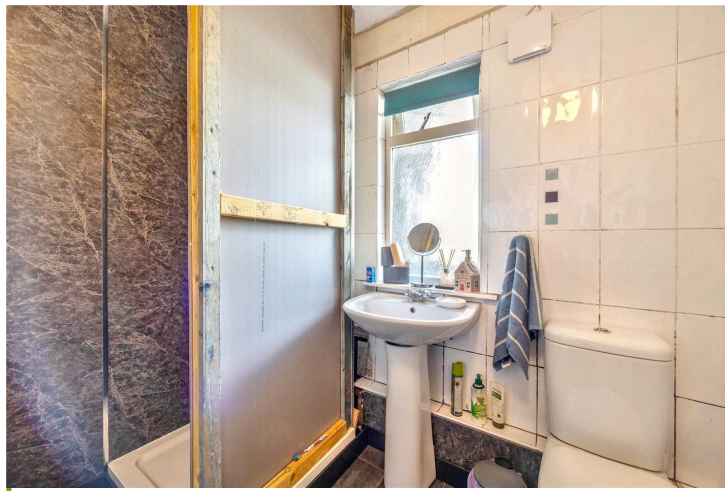




Mundooey, Reddingmuirhead
Road, Shieldhill, Falkirk, FK1

Offers Over: £143,000

Tenure: Freehold



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Offers Over: £143,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D

Our View: Nestled within the popular village of Shieldhill, this traditional semi-detached cottage presents a rare opportunity to acquire a property brimming with potential. Having remained in the same family for over 30 years, the home now offers the perfect blank canvas for buyers looking to renovate and create their dream home or for investors seeking an exciting development opportunity.

Description

Occupying an excellent plot, the property enjoys beautiful scenic views across the surrounding countryside to the front, while the generous rear gardens back onto peaceful fields and woodland, creating a wonderful sense of privacy and tranquillity. Subject to the appropriate planning permissions and building consents, there is significant scope to extend, remodel or convert the existing accommodation, making this an exciting prospect for those wishing to add value.

The accommodation begins with an entrance hallway leading into a spacious lounge filled with natural light, offering an excellent reception space. The generous kitchen provides ample room for redesign and modernisation, while the sizeable conservatory overlooks the rear gardens and offers additional versatile living space with delightful views.

The property currently offers a generous double bedroom together with a second room, presently utilised as a study, which could easily be adapted into a second bedroom if required. A shower room completes the internal accommodation.

Externally, the property boasts substantial gardens offering endless possibilities for landscaping, extension or simply enjoying the peaceful surroundings. A large driveway provides off-street parking for several vehicles and leads to a detached garage, offering additional storage or workshop space.

Opportunities like this are becoming increasingly rare. Whether you're an investor, developer or a buyer looking for a rewarding renovation project in a sought-after semi-rural setting, this charming cottage offers outstanding potential to create a truly exceptional home.

Front External

Conveniently large space for parking multiple vehicles

Lounge

A generously proportioned principal reception room offering a bright and welcoming living space. Enjoying a large front-facing window framing lovely views across the surrounding countryside, the room is filled with natural light and provides ample space for a range of lounge furniture. A feature brick fireplace is a lovely focal point. This spacious room offers the perfect blank canvas to create a comfortable family living area.

Bedroom 1

A spacious double bedroom positioned to the front of the property, enjoying a nice outlook. Offering excellent proportions with ample space for a range of bedroom furniture, this well-sized room provides a peaceful and comfortable principal bedroom.

Study/Family Area

Situated just off the kitchen, this versatile open room is currently utilised as a study but offers excellent potential to be reconfigured into a second bedroom, subject to the necessary alterations. A flexible space that could equally serve as a home office, hobby room providing buyers with the opportunity to adapt the layout to suit their individual needs.

Dining Kitchen

A generously sized kitchen offering excellent scope for modernisation and redesign. Providing an abundance of space for a wide

range of base and wall-mounted units, worktop space and dining furniture, this room presents the perfect opportunity to create a stunning family kitchen. With direct access to the adjoining study, Shower Room and large conservatory, the layout lends itself well to potential reconfiguration, subject to the necessary consents, making it an ideal space for modern family living.

Shower Room

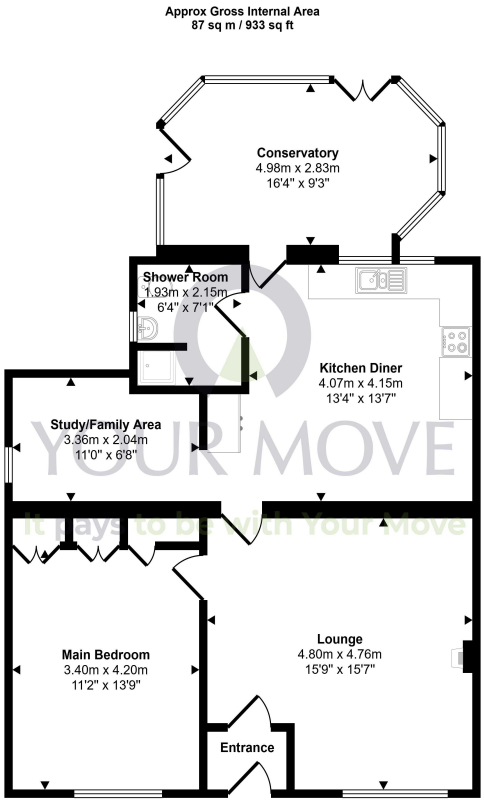
Recently altered, the shower room offers a suite comprising a WC, wash hand basin and shower area. While the refurbishment has been started, the room remains unfinished, providing an excellent opportunity for the new owner to complete the works to their own specification and style.

Conservatory

A spacious conservatory providing a versatile additional living area, currently utilised as a dining room/family room. Enjoying pleasant



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

views over the generous rear garden, this bright and airy space benefits from direct access to the garden, making it ideal for entertaining, family meals or simply relaxing while taking in the peaceful surroundings. Offering excellent flexibility, it has the potential to serve a variety of purposes to suit the new owner's lifestyle.

Garden

Occupying a generous plot, the mature rear garden provides a wonderful outdoor space with a patio area ideal for seating and entertaining, alongside a lawn bordered by an array of established shrubs and mature trees. Several garden sheds offer excellent external storage, while a substantial detached garage/workshop provides further versatility for DIY enthusiasts, hobbyists or additional storage. Backing directly onto open fields and woodland, the garden enjoys a peaceful rural backdrop, creating a private and tranquil setting with delightful countryside views.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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