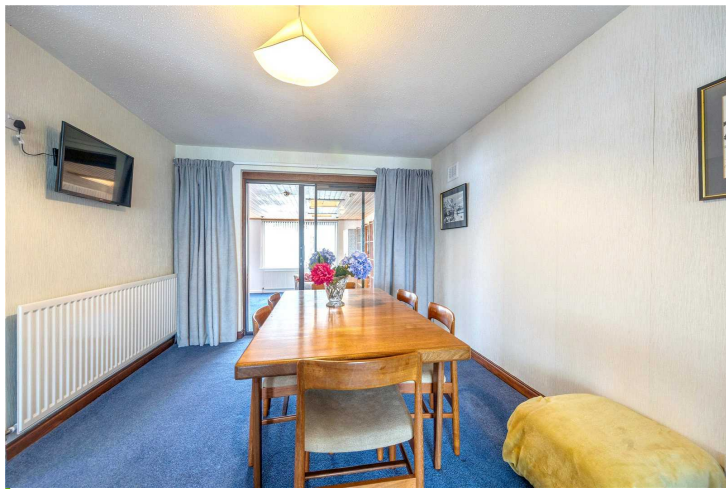




Comyn Drive, Wallacestone,
Falkirk, Stirlingshire, FK2

Offers Over: £360,000

Tenure: Freehold



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Council Tax Band: G

EPC Rating: C

Our View: A truly rare opportunity to acquire a substantial four-bedroom detached bungalow, occupying an exceptional plot within one of Falkirk's most desirable residential locations. Having remained in the same family for over 40 years, this unique home offers generous and flexible accommodation, extensive gardens and outstanding potential for modernisation, making it an ideal purchase for families seeking a forever home

Description

From the moment you arrive, the impressive frontage immediately sets this property apart. A large monobloc driveway provides ample off-street parking and leads to the double garage, while the expansive plot enjoys beautifully maintained gardens surrounding the home, creating a wonderful sense of privacy and space.

Internally, the property offers a spacious and versatile layout, comprising a welcoming entrance hallway, a bright and generously proportioned lounge, a separate dining room ideal for entertaining, a kitchen with island, four well-sized bedrooms, a convenient WC and a family bathroom. A substantial extension to the rear has created an outstanding family room, providing additional flexible living space and making the property perfectly suited to modern family life.

Outside, the gardens are undoubtedly one of the home's standout features. The extensive rear garden enjoys a sunny aspect with a large patio area ideal for outdoor dining, expansive lawns, mature trees, established shrubs and colourful planting, all perfectly positioned to take advantage of the sunny aspect.

While the property would benefit from a degree of cosmetic upgrading, it presents an increasingly rare opportunity to create a magnificent family home in an enviable setting. Combining generous accommodation, an exceptional plot and endless potential, 55 Comyn Drive is a home that simply cannot be replicated.

Front External

Monobloc driveway leading to the double garage and featuring a multi level front garden with chipped area and attractive shrubbery and planting. Steps lead up to the front door

Lounge

A wonderfully spacious principal reception room positioned to the front of the property, flooded with natural light through large windows and a patio door that perfectly frame the attractive outlook. This impressive living space offers ample room for a variety of seating arrangements, creating an ideal setting for both everyday family living and entertaining

Dining Room

Conveniently positioned between the lounge and the impressive family room, it creates a wonderful flow throughout the home while providing direct access to the extended family room, making it ideal for larger gatherings and modern family living.

Kitchen

Offering an abundance of storage and worktop space, the kitchen presents a fantastic opportunity for a buyer to modernise and create a stylish contemporary hub tailored to their own taste, while benefiting from direct access to the adjoining living accommodation.

Family Room

A superb and exceptionally spacious extension running the full length of the property, creating a highly versatile living space. This impressive room offers endless possibilities, whether used as a family room, entertaining area, games room, home office, children's playroom or a combination of these. With ample space to adapt to a variety of lifestyles, it is a standout feature of this unique home and perfectly complements the flexible accommodation on offer.

WC

Conveniently positioned within the home, the WC is fitted with a wash hand basin and WC, providing practical everyday convenience for both family living and visiting guests.

Bathroom

Fitted with a white suite incorporating a vanity unit with integrated wash hand basin, WC and bath and attractive tiling.

Bedroom 1

A generously proportioned double bedroom enjoying a peaceful outlook, complete with fitted wardrobes providing excellent storage. Offering ample space for additional bedroom furniture, this bright and comfortable room creates a relaxing retreat within the home.

Bedroom 2

A spacious double bedroom offering excellent proportions and benefiting from built-in storage

Bedroom 3

Ideal as a guest bedroom, children's room or home office, this versatile space comfortably accommodates a double bed along with additional bedroom furniture and has fitted storage.

Bedroom 4

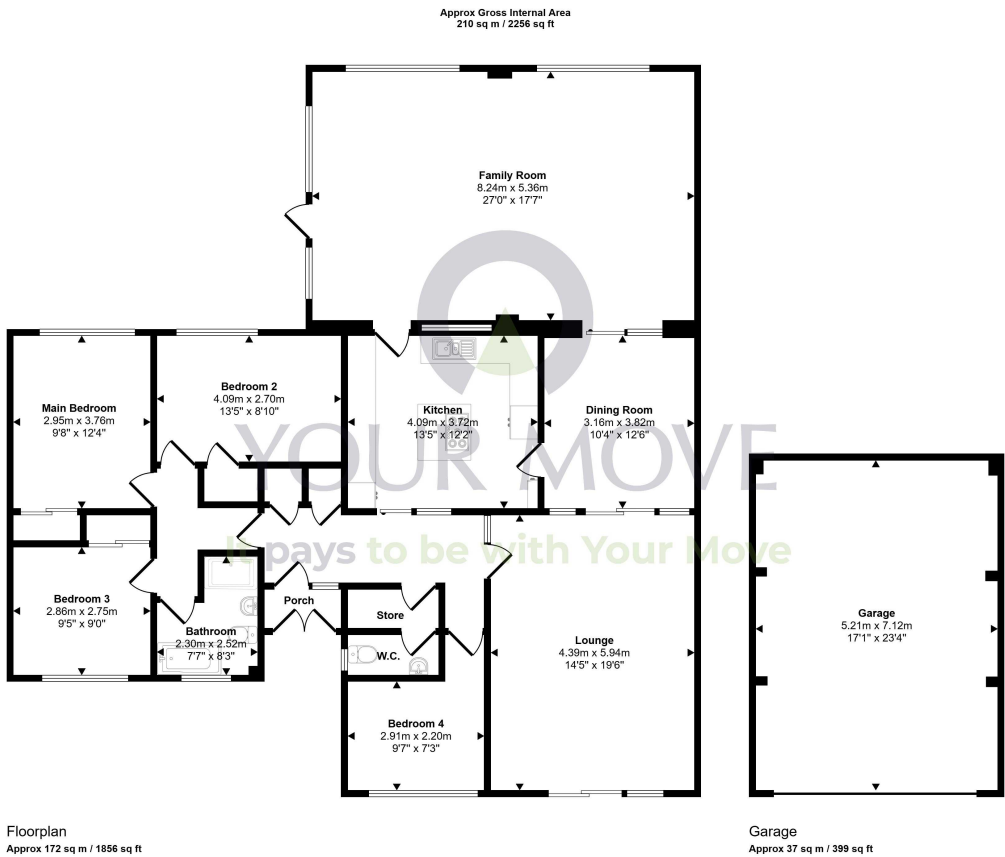
Whether utilised as a fourth bedroom, home office, hobby room or nursery, this well-proportioned space adds to the adaptable accommodation that makes this unique bungalow ideal for growing families.

Garden

Occupying an exceptional plot, the property boasts extensive enclosed rear gardens enjoying a sunny aspect and beautiful open views. Designed to make the most of the outdoor space, the garden features two generous patio areas, a decked area, expansive lawns and an abundance of mature shrubs, trees and established planting, creating a private and tranquil setting that is perfect for relaxing, entertaining and family life. A truly outstanding outdoor space that perfectly complements this unique home.



For full EPC please contact the branch.



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