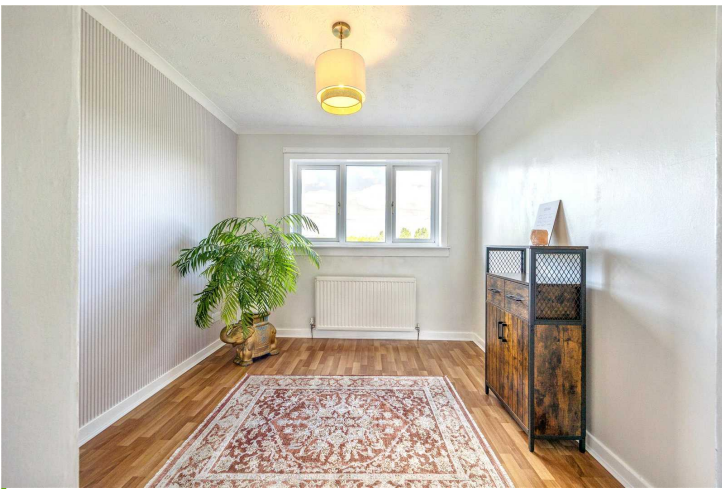




Alloway, Laurieston, Falkirk,
Stirlingshire, FK2

Offers Over: £244,000

Tenure: Freehold



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Offers Over: £244,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: C

Our View: A beautifully presented and generously proportioned three-bedroom family home with excellent parking, attached garage and versatile ground-floor accommodation.

Description

Set within an established residential setting in Laurieston, 1 Alloway is an impressive and versatile three-bedroom house offering approximately 1,147 sq ft of well-planned accommodation arranged over two levels. Combining generous room proportions with a practical layout, the property provides an excellent environment for modern family living, with the added benefits of an attached garage, extensive driveway parking and a versatile additional family room.

The ground floor is particularly appealing, offering a welcoming entrance hall, spacious lounge, separate dining room, fitted kitchen, useful family room and convenient WC. The layout provides excellent flexibility for both everyday family life and entertaining, while the additional family room could readily accommodate a variety of uses including a home office, playroom, snug or hobby space. The first floor provides three well-proportioned bedrooms, including a comfortable main bedroom, together with a modern shower room. The accommodation is complemented by excellent storage potential and a well-considered arrangement that separates the principal living and sleeping areas. Externally, the property benefits from a large monobloc driveway providing excellent off-street parking, together with an attached garage and additional side access. The attractive frontage is enhanced by mature planting and established greenery, creating a pleasant first impression. The rear garden has an open outlook and is over spilt levels featuring patio, lawn and a garden shed. Overall, 1 Alloway represents an excellent opportunity to acquire a substantial and highly adaptable family home, ideally suited to buyers seeking generous accommodation,

useful ancillary space and excellent private parking within a popular residential location.

Lounge

A bright and generously proportioned principal reception room, the lounge enjoys excellent natural light from the large front-facing window. The room offers ample space for a substantial suite and additional furniture, creating a comfortable and inviting setting for relaxing and entertaining.

Family Room

A highly versatile additional reception room positioned to the rear of the property. This useful space could be adapted to suit individual requirements and would make an excellent family room, snug, children's playroom, home office, hobby room or occasional guest space.

Dining Room

The separate dining room provides a lovely dedicated area for family meals and entertaining. The room offers flexibility for a good-sized dining table and accompanying furniture, while its position adjacent to the kitchen makes it particularly practical for everyday living.

Kitchen

The fitted kitchen is positioned to the rear of the property and provides a practical range of fitted units and worktop space. There is ample room for the essential appliances and useful preparation areas, while the adjoining dining room allows for easy serving and entertaining. A rear door provides convenient access towards the external areas and garage.

WC

A convenient ground-floor cloakroom comprising WC and wash hand basin, ideal for family living and visiting guests.

Bedroom 1

A comfortable principal bedroom enjoying a

peaceful position on the first floor. The room provides excellent space for a double bed and a range of bedroom furniture, creating a relaxing private retreat.

Bedroom 2

A generously proportioned second double bedroom offering excellent flexibility for family members, guests or alternative use. The room provides plenty of space for bedroom furniture and benefits from a good level of natural light and built in Storage.

Bedroom 3

A well-proportioned third bedroom which would make an ideal child's bedroom, guest room or home office, depending upon the purchaser's requirements.

Shower Room

A well-appointed first-floor shower room comprising a shower enclosure, WC and wash hand basin. The room provides a practical and

convenient facility serving all three bedrooms.

Rear Garden

The property enjoys a delightful split-level garden, offering a superb combination of outdoor seating, lawn and established greenery. A sunny patio provides an ideal space for outdoor dining and entertaining, while the area of lawn creates an attractive and versatile garden layout. The garden enjoys pleasant open outlooks, bringing a wonderful sense of space and privacy. A useful garden shed provides excellent additional storage for tools and outdoor equipment, completing this attractive and well-maintained outdoor space.

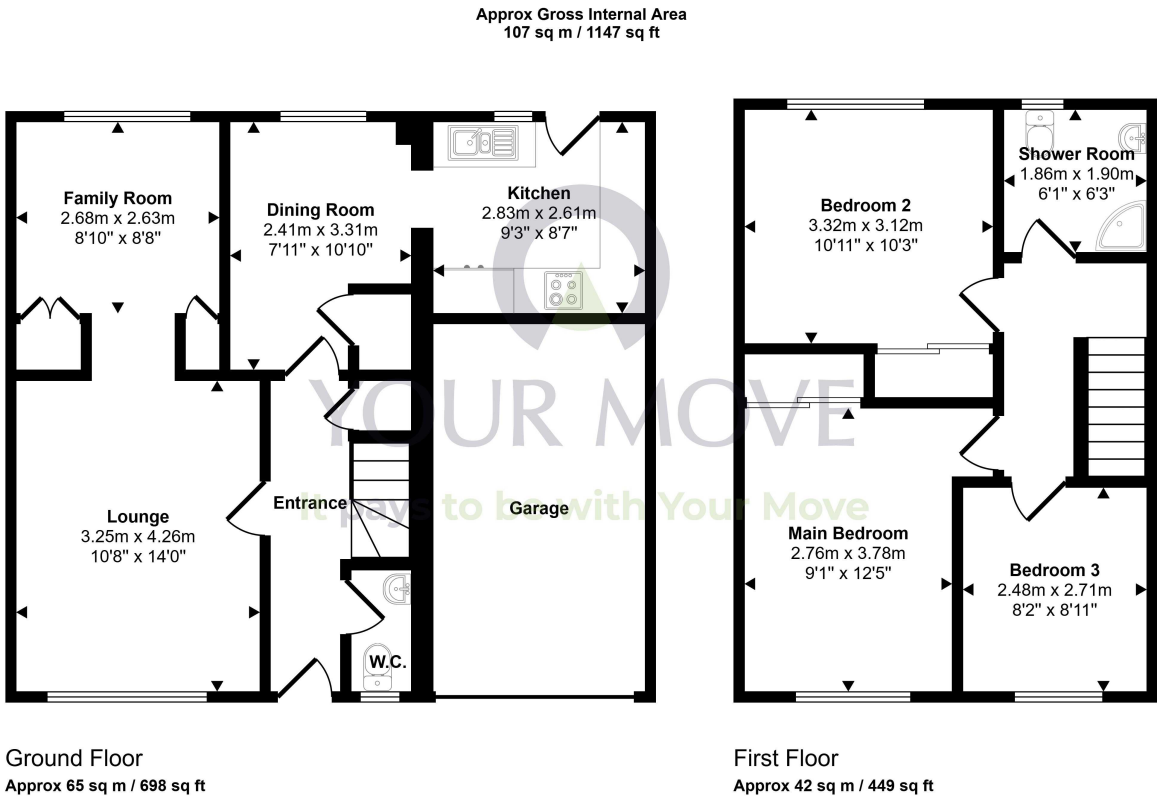
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and



For full EPC please contact the branch.



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.