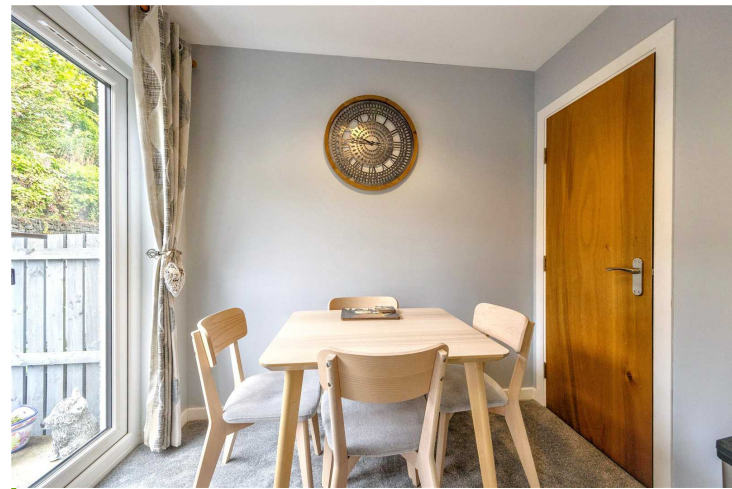
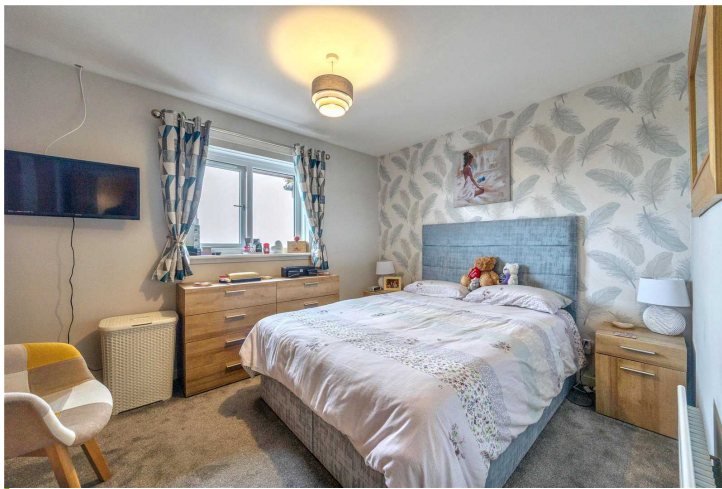




Stanley Gardens, Maddiston,
Falkirk, Stirlingshire, FK2

Offers Over: £142,000

Tenure: Freehold



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Council Tax Band: C
EPC Rating: C

Our View: A beautifully presented two-bedroom mid-terraced home enjoying an excellent position within the popular village of Maddiston, with wonderful open views towards the river Forth and the Ochil Hills. Offering well-proportioned accommodation, this attractive property would make an ideal home for first-time buyers, couples or those looking for a move-in-ready property.

Description

From the moment you arrive, 22 Stanley Gardens makes a welcoming impression, combining attractive presentation, practical accommodation and an enviable outlook. The property is ideally positioned within this established residential setting, with a private driveway to the front providing convenient off-street parking.

A pathway and steps lead to the entrance, opening into a welcoming hallway which provides access to the main living accommodation and stairs to the upper floor. The lounge is a particularly appealing space, beautifully decorated and filled with natural light. Positioned to the front of the property, the room benefits from the property's elevated position and enjoys lovely open views, creating a pleasant and relaxing environment for everyday living and entertaining.

To the rear, the recently installed dining kitchen provides a superb heart of the home. Fitted with a range of modern wall and base units, the kitchen offers a stylish and practical workspace, complemented by generous worktop areas and space for freestanding appliances. A large storage cupboard provides valuable additional household storage, while a door gives direct access to the rear garden, making the space particularly convenient for family life and outdoor entertaining. The staircase leads to the first-floor landing, where two excellent double bedrooms and the family bathroom are located.

Both bedrooms are well-proportioned doubles, providing comfortable sleeping accommodation and each benefiting from

useful storage, making them equally suitable as principal and additional bedrooms, guest accommodation or home-working space. Completing the accommodation is the tiled family bathroom, fitted with a white suite comprising bath with shower over, WC and wash hand basin. The tiled finish provides a practical and easily maintained environment. Outside, the rear garden has been designed for ease of maintenance, featuring a combination of paved and chipped areas which provide excellent space for outdoor seating, dining and relaxing. The garden is fully enclosed and south facing offering a pleasant degree of privacy and security, while a garden shed provides useful external storage. An outside tap is also provided. Our home also benefits from newly installed double glazed windows and patio doors. Overall, this is a delightful home which combines stylish presentation, generous accommodation, excellent storage, private parking and attractive open views. The property is ideally suited to buyers seeking a home which can be enjoyed immediately, without the need for significant work.

Front External

Private driveway providing valuable off-street parking, with steps and pathway leading to the main entrance.

Entrance Hallway

Welcoming entrance hallway with access to the main living accommodation and staircase leading to the upper floor.

Lounge

Bright and attractively decorated reception room positioned to the front of the property, with excellent natural light and lovely open views towards the river Forth and Ochil Hills.

Dining Kitchen

Our home features a recently installed stylish modern kitchen fitted with a range of wall and base units, generous worktop space and

provision for freestanding appliances. There is excellent additional storage within a large cupboard and a door providing direct access to the rear garden.

Bedroom 1

Generous double bedroom with useful storage and an attractive, comfortable setting ideal for a principal bedroom.

Bedroom 2

Further well-proportioned double bedroom, again benefiting from useful storage and offering excellent flexibility for guests, family members or home working.

Bathroom

Nicely tiled bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin.

Rear Garden

Fully enclosed, south facing and low-

maintenance rear garden featuring paved and chipped areas, ideal for outdoor seating and entertaining. A garden shed provides additional storage and an outside tap adds practical convenience.

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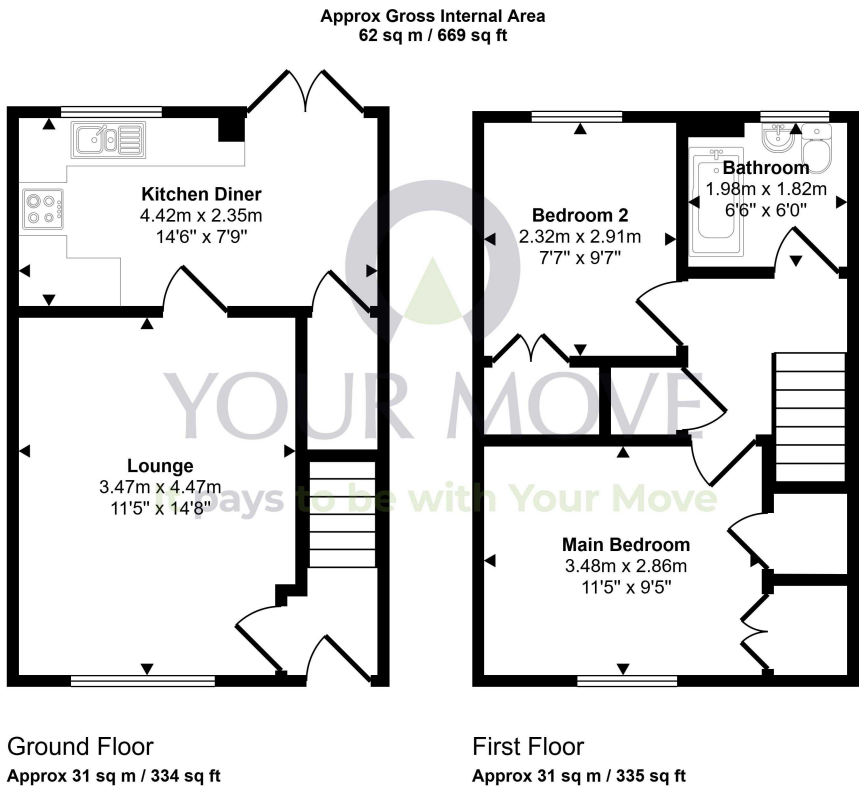
All Measurements
All Measurements are Approximate.

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.



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.