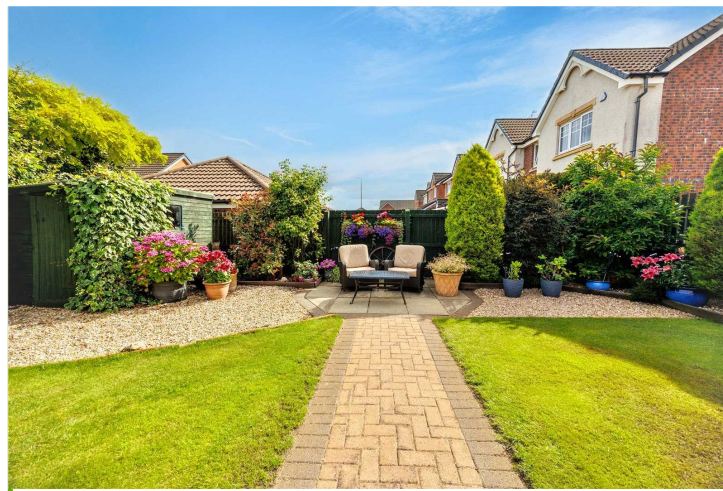
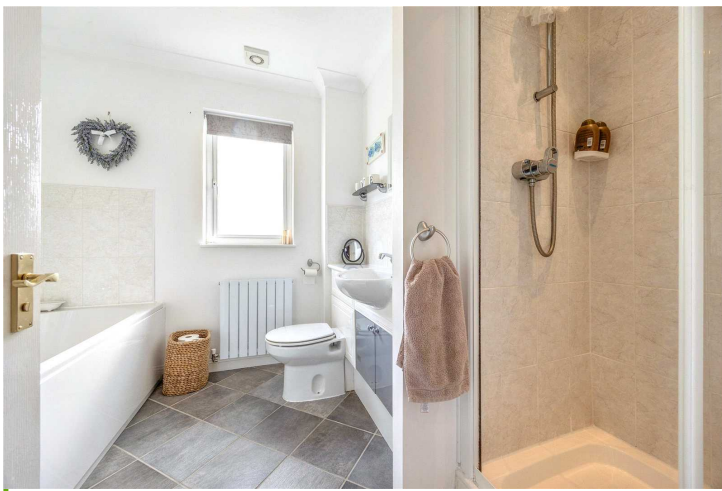




Wallace Brae Avenue,
Reddingmuirhead, Falkirk, United
Kingdom, FK2

Offers Over: £350,000

Tenure: Freehold



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Council Tax Band: F
EPC Rating: B

Our View: Situated within the highly desirable Wallace Brae development in Reddingmuirhead, this beautifully proportioned four-bedroom detached villa offers generous family accommodation finished to an excellent standard throughout. Designed with modern family living in mind, the home boasts bright, versatile living spaces, spacious bedrooms and a practical layout that effortlessly combines comfort with functionality.

Description

A welcoming entrance hallway immediately creates an excellent first impression, offering access to the principal ground floor accommodation while providing a bright and spacious feel. Solid oak flooring throughout the ground floor apart from the kitchen which has attractive tiling. Positioned to the front of the property is an elegant lounge, flooded with natural light from its large window, creating a warm and inviting space perfect for relaxing with family or entertaining guests. Double doors lead through to the formal dining room, offering the perfect setting for dinner parties, celebrations or family meals, whilst enjoying pleasant views over the rear garden. The spacious dining kitchen forms the heart of the home and provides an excellent range of fitted units with generous worktop space, breakfast bar alongside ample room for a family dining table. French doors provide seamless access to the garden, making indoor and outdoor entertaining effortless during the warmer months. Conveniently located off the kitchen is a separate utility room, providing additional storage and laundry facilities. Completing the ground floor is a practical cloakroom/WC. The first floor hosts four well-proportioned bedrooms. The principal bedroom is an excellent double room featuring fitted wardrobes and the added luxury of a private en-suite shower room. Bedroom two is another generous double room, while bedrooms three and four provide flexible accommodation ideal for children, guests or those working from home. A stylish

family bathroom completes the upper level, featuring a modern suite with bath, Shower cubicle, wash hand basin and WC. Externally, the property benefits from beautiful private gardens and a handy garage, providing excellent parking, storage and further practicality for family life. The home benefits from security lighting and the loft is partially floored with Ramsay ladder access. A modern, energy-conscious home benefiting from 16 solar panels, helping to harness renewable energy and potentially reduce household electricity costs.

Front External

The property enjoys excellent kerb appeal with a well-maintained, low-maintenance front garden, a generous driveway providing off-street parking for multiple vehicles and access to the garage which has a light and a tap.

Lounge

A bright and generously proportioned principal reception room featuring a large front-facing window allowing an abundance of natural light to flood the space. Perfect for everyday family living or entertaining.

Dining Room

An elegant formal dining room accessed from both the kitchen and lounge, offering ample space for a large dining table and ideal for family meals, celebrations or entertaining guests.

Kitchen with Dining Area

A spacious family dining kitchen fitted with an excellent range of wall and base units complemented by generous work surfaces. Sink overlooks back garden. The room comfortably accommodates a family dining table and benefits from French doors opening directly onto the rear garden, creating an ideal space for modern family living.

Utility Room

A practical separate utility providing additional

worktop space, laundry facilities and storage via handy shelving. Access to rear garden via a path at the side of the property.

WC

A useful cloakroom fitted with WC and wash hand basin with LED mirror and perfectly positioned for guests and everyday convenience.

Bedroom1

A generous double bedroom featuring triple built-in wardrobes and ample space for freestanding furniture, enhanced by the luxury of a private en-suite shower room.

En Suite

A modern en-suite comprising a double shower enclosure, WC and wash hand basin unit with LED mirror above, providing excellent convenience for the principal bedroom.

Bedroom 2



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A spacious double bedroom offering excellent proportions with ample room for bedroom furniture, making it ideal for family members or guests. Overlooking rear garden and fitted wardrobes.

Bedroom 3

A bright and well-sized double bedroom overlooking the front of the property, equally suited as a bedroom, guest room or home office. Fitted wardrobe and dressing table

Bedroom 4

A versatile fourth bedroom ideal as a child's bedroom, nursery, study or dedicated home office overlooking rear garden.

Bathroom

A well-appointed family bathroom fitted with a modern four-piece suite including bath, wash hand basin unit with LED mirror and WC and a separate walk in shower unit, serving the remaining bedrooms.

Rear Garden

The beautifully landscaped, fully enclosed, sunny, rear garden provides a wonderful private outdoor retreat, featuring manicured lawns, decorative stone borders, mature trees, shrubs and vibrant planting. A paved patio adjoining the property is perfect for outdoor dining, while a central monobloc pathway leads to a secluded seating area, creating an ideal space to relax and entertain. There is an outside tap and armour cabling for a fountain. Completing this impressive garden is a timber shed providing useful external storage, making it a superb extension of the home's living space.

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