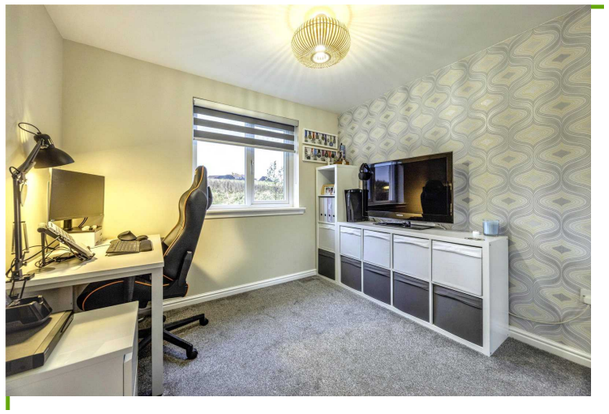
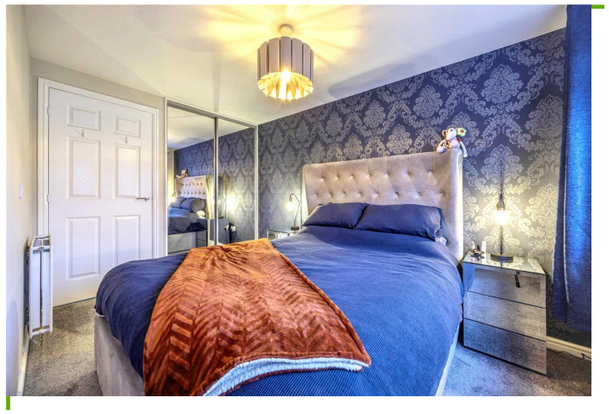
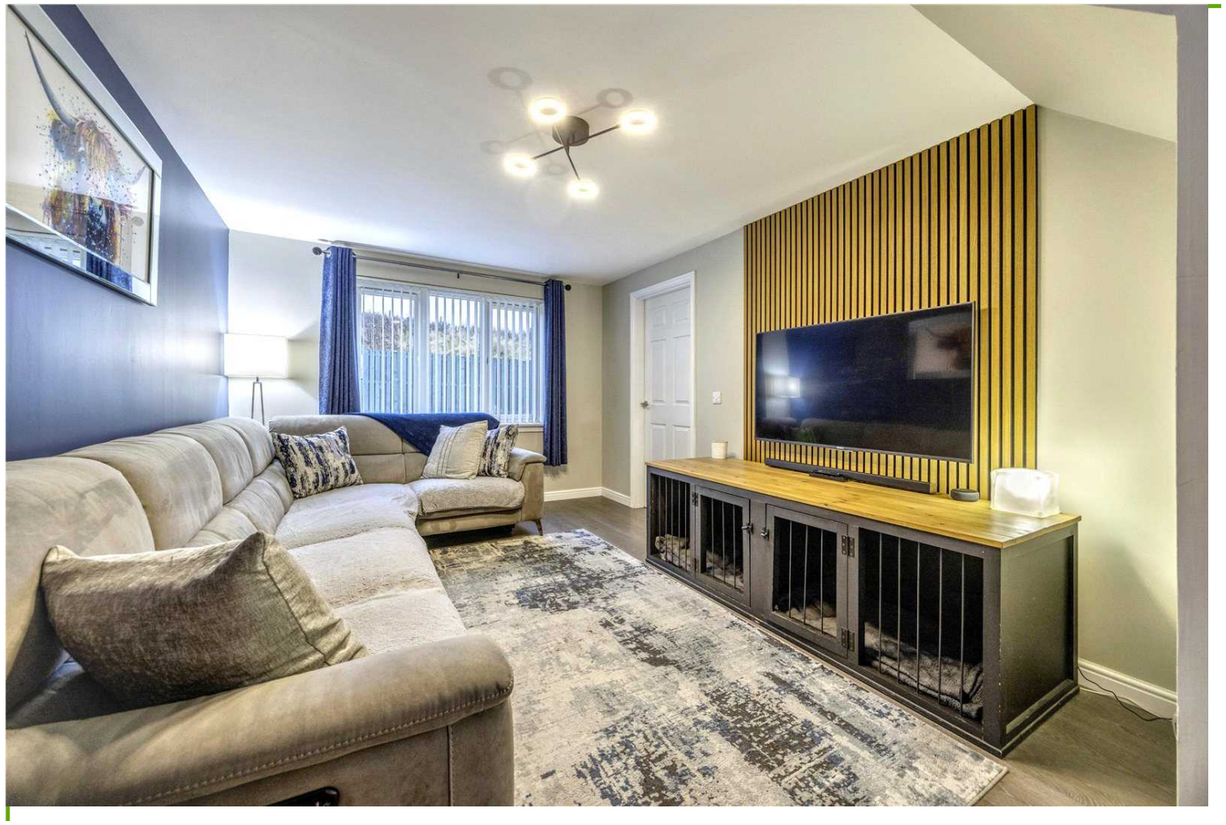
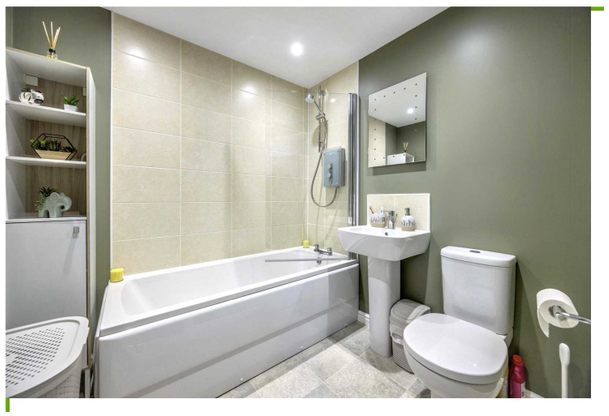


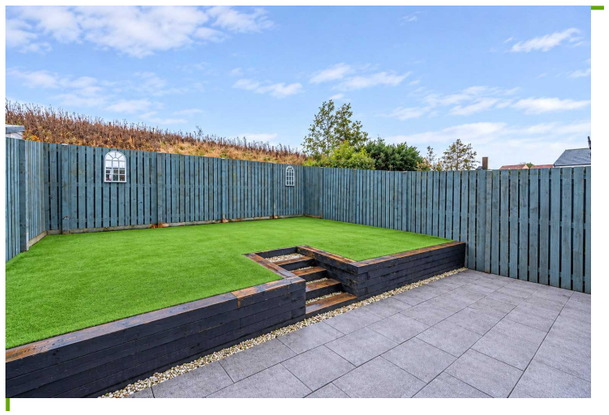


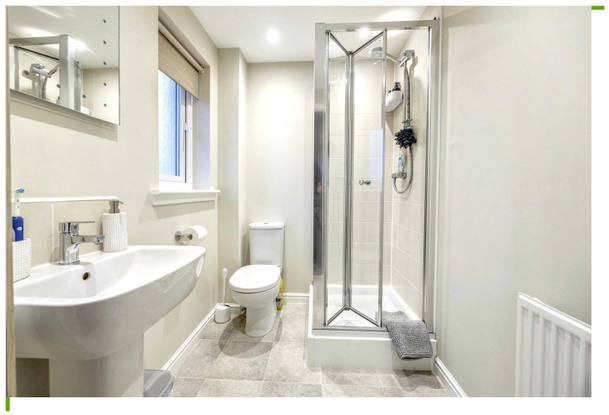












Falkirk T: 01324 632266

The Property Ombudsman

Franklin Avenue, Falkirk,
Stirlingshire, FK2

Offers Over: £245,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Franklin Avenue, Falkirk, Stirlingshire, FK2

Offers Over: £245,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: B

Our view: Discover this appealing three-bedroom home offering versatile accommodation over two levels. Featuring a spacious lounge/diner, separate kitchen, principal bedroom with en-suite, family bathroom, downstairs WC and integral garage, this property provides a practical layout suited to modern family living.

Description
Your Move Falkirk is delighted to present 38 Franklin Avenue, an attractive three-bedroom home offering a wonderful balance of comfortable living, practical design and versatile accommodation. Thoughtfully arranged over two levels, this property provides an excellent opportunity for buyers seeking a home that combines everyday convenience with space for entertaining and family life. Upon entering the property, a welcoming entrance hallway provides access to the ground-floor accommodation, with a staircase leading to the upper level. The generously proportioned lounge/diner forms the heart of the home, offering an inviting setting for both relaxation and entertaining. With ample space to accommodate comfortable lounge and dining furnishings, this versatile room is perfectly suited to everything from quiet evenings at home to hosting family and friends.
The separate kitchen is conveniently positioned adjoining the lounge/diner and offers a practical arrangement of worktop and cupboard space, creating a functional environment for everyday cooking and meal preparation. Completing the ground floor is a convenient WC, while the integral garage provides valuable additional space for parking, storage or other practical household requirements. Ascending to the first floor, the property continues to impress with three bedrooms, offering flexibility to accommodate a variety of lifestyles and requirements. The principal bedroom enjoys the added luxury of its own private en suite, providing a welcome sense of comfort and convenience. The remaining two bedrooms offer adaptable accommodation, whether required as additional sleeping quarters, a nursery, guest bedroom or dedicated home office. A separate family bathroom serves the upper floor, complementing the principal en-suite and ensuring practical facilities for a busy household. An attractive, low maintenance rear garden with an open outlook adds to the appeal. Our home features Hive heating system and has an Ohme EV charger and was decorated and carpeted in Sept 2026.
AGENTS NOTE: Factor charge details have been provided by the seller but their accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor.

Front External
Pull onto the Monobloc driveway for the convenience and security this provides. Ohme EV charger

Lounge Diner
The spacious and inviting lounge offers a stylish blend of contemporary and cosy living, featuring a generous corner sofa, complemented by a striking navy feature wall and attractive artwork. A modern ceiling light and soft neutral tones create a warm and relaxing atmosphere, while the wooden-effect flooring and feature rug add to the room’s appeal.

WC
Conveniently positioned off the entrance hallway, the ground-floor cloakroom comprises a WC and wash hand basin, providing an additional facility for residents and visiting guests.

Kitchen
A well-presented kitchen fitted with a range of light wood-effect wall and base units, dark worktops and a modern tiled splashback. The kitchen benefits from a gas hob, oven and extractor hood, and ample worktop space, with additional room for appliances and storage. Finished with wood-effect flooring and modern lighting.

Bedroom 1
A modern bedroom featuring a stylish upholstered headboard, attractive feature wallpaper and mirrored fitted wardrobes, providing excellent storage. Finished with neutral carpeting and modern lighting, creating a comfortable and relaxing space.

En-Suite
Serving the principal bedroom, the private en suite offers a dedicated shower area, WC and wash hand basin, providing a practical addition to the home's bathroom facilities.

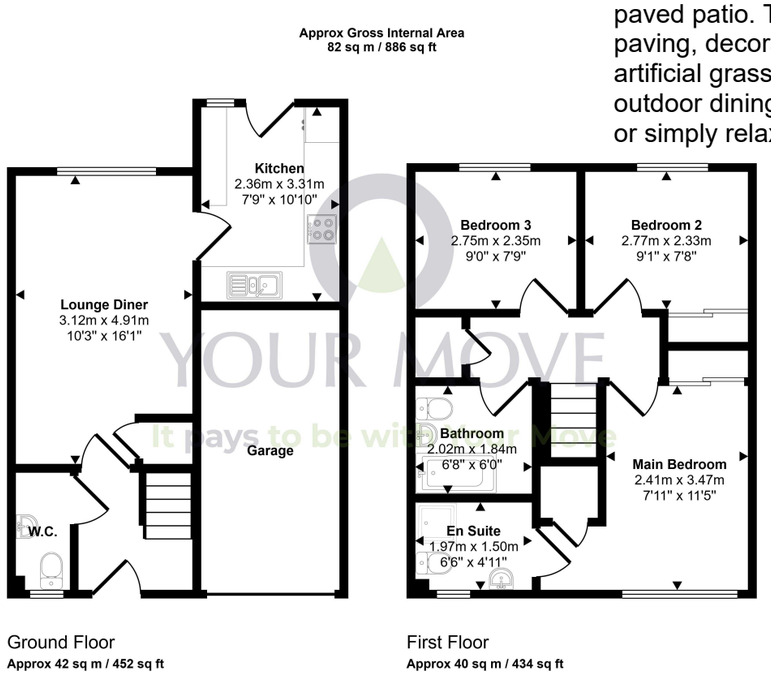
Bedroom 2
A good size bedroom offering flexible accommodation, ideally suited as a guest bedroom, children's room or additional double bedroom, depending on individual requirements. A window provides natural light, while the layout allows for a variety of furnishing arrangements.


For full EPC please contact the branch.

Bedroom 3
A versatile third bedroom that could comfortably accommodate a single or double bedroom arrangement, nursery or dedicated home office. This adaptable space is particularly appealing for those seeking flexibility to accommodate changing household needs.

Bathroom
The family bathroom is conveniently positioned on the first floor and comprises a bath, wash hand basin and WC. Serving the additional bedrooms, it provides an essential and practical space for everyday family routines.

Rear Garden
The beautifully landscaped rear garden offers a stylish and contemporary outdoor retreat, thoughtfully designed for low-maintenance living and year-round enjoyment. Fully enclosed by attractive timber fencing, the garden features a striking raised area of artificial lawn, complemented by dark timber edging and central steps leading down to a generous paved patio. The combination of contemporary paving, decorative stone borders and vibrant artificial grass creates an attractive setting for outdoor dining, entertaining family and friends or simply relaxing in the fresh air.



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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.