



29 Wallace Brae Drive, Reddingmuirh

Offers Over £195,000



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Reddingmuirhead, Falkirk

Centrally located property in the popular Reddingmuirhead area, Falkirk. Close to amenities like Tesco and Polmont Railway Station. Nearby schools and Union Canal for outdoor activities. Access to Falkirk attractions like Helix Park, Kelpies, and Falkirk Wheel.

Tenure: Freehold

- Wallacestone Primary @ Braes High School catchment
- Fitted Kitchen with all appliances
- Two Double and one good sized single bedrooms
- Separate Dining Room
- UPVC Double Glazing
- Gas Central Heating with Combi Boiler
- Double Driveway
- Large rear garden with suntrap decked patio
- Woodland backdrop
- Shutters to front windows



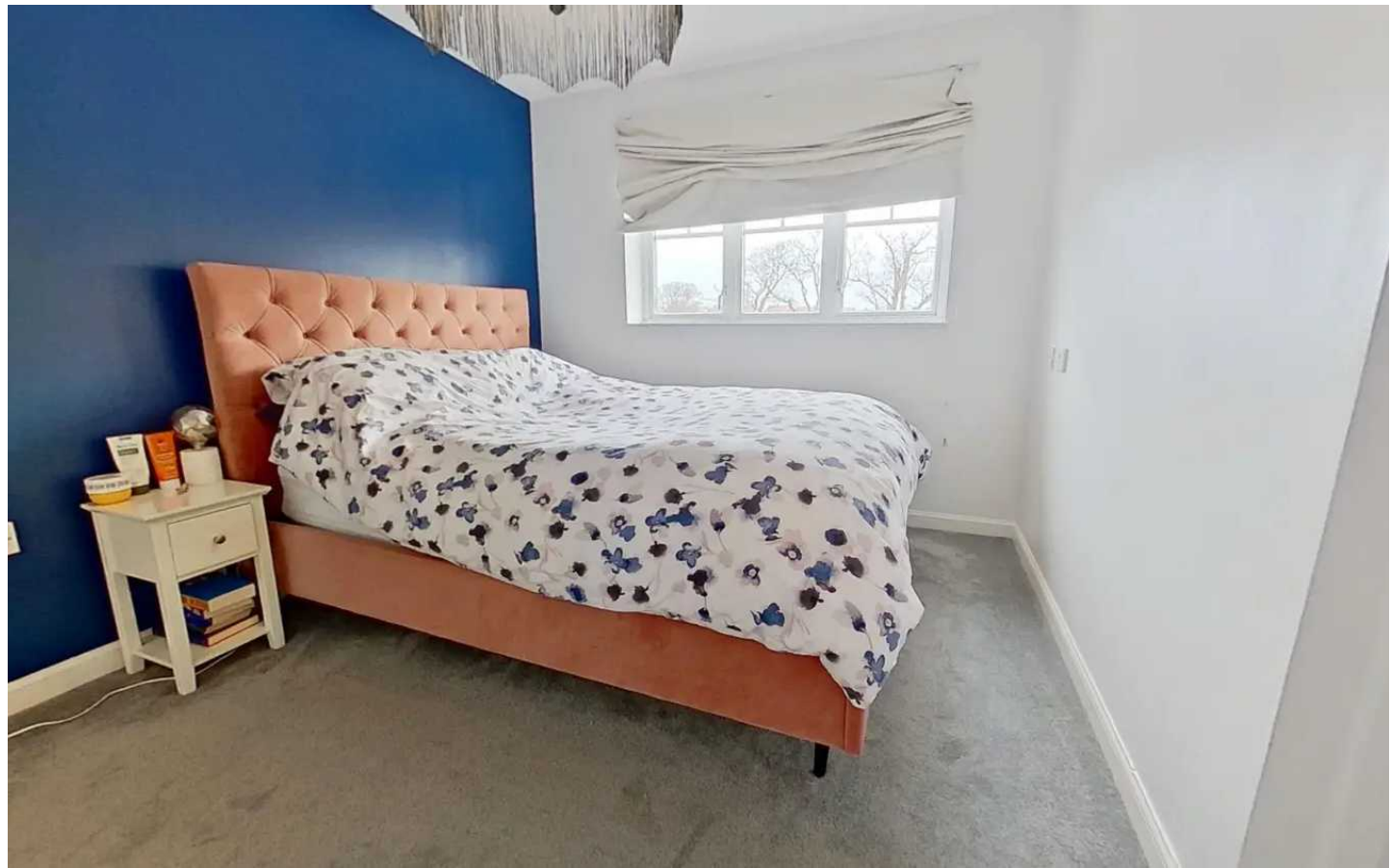
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Hall

Access through timber door with opaque double glazed insets. Doors to downstairs WC and lounge. Laminate flooring and carpeted staircase to upper landing. Radiator.

Downstairs WC

Fitted with low flush WC and small pedestal wash hand basin. Opaque glazed window. Wall mounted electric switchgear. Vinyl floorcovering, radiator.

Lounge

15' 9" x 12' 6" (4.80m x 3.80m)

Spacious sitting room with front facing window and shutters. Opening to dining room. Laminate flooring through lounge and dining room. Two radiators.

Dining Room

10' 10" x 8' 2" (3.30m x 2.50m)

Ideal for entertaining or family meals. French doors opening out onto rear garden. Understair storage cupboard. Radiator. Door to fitted kitchen.

Fitted Kitchen

10' 10" x 7' 7" (3.30m x 2.30m)

Fitted with base and wall units, drawers, integrated fridge/freezer, gas hob with stainless steel splashback, electric fan assisted oven, extractor hood, 1.5 bowl stainless steel sink, side drainer and mixer tap, complementary worktops with stone effect tiling above. The washing machine is included in the sale but is not warranted. Timber/double glazed door with window to side. Wall mounted combi gas central heating boiler. Two x 2-way light fitting.

Upper Landing

Window to side with Roman blind. Hatch to partially floored loft with ladder. Doors to bedrooms, bathroom and cupboard with shelf.

Bedroom One

11' 6" x 9' 6" (3.50m x 2.90m)

Double bedroom with rear facing window and Roman blind. Four door fitted wardrobes offering shelves and hanging rails. Fitted carpet, radiator.



GARDEN

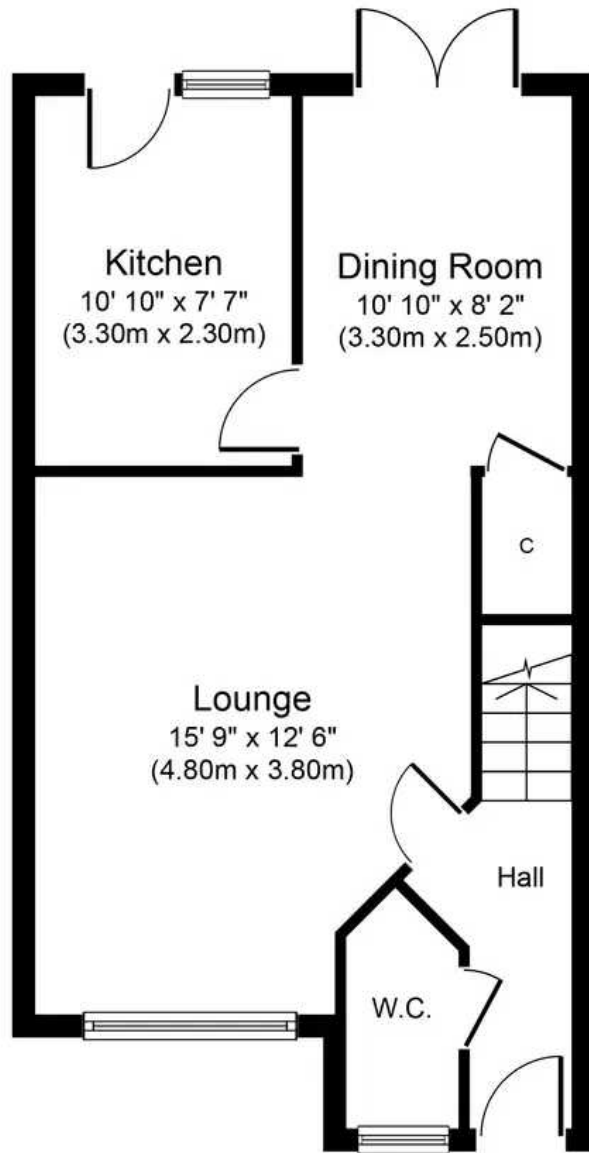
Fully enclosed rear garden mainly laid to grass with two suntrap patios, one decked. Woodland backdrop. Garden shed. Small front garden laid to grass and shrubs.

DRIVEWAY

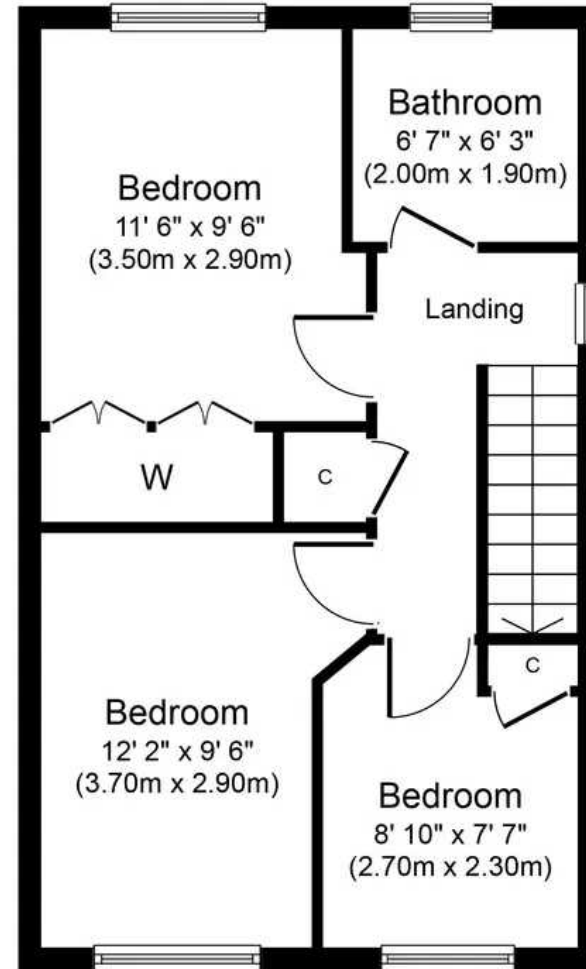
2 Parking Spaces

Double driveway for 2+ vehicles.





Ground Floor
Approximate Floor Area
424 sq. ft.
(39.4 sq. m.)



First Floor
Approximate Floor Area
409 sq. ft.
(38.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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