



## 2 Tarduff House, Maddiston

Offers Over £225,000



**RE/MAX**  
Estate



## 2 Tarduff House

Maddiston, Falkirk

Chloe Mason with RE/MAX Estates welcomes to the market this unique and spacious ground-floor apartment, set within a charming sandstone building, offers modern living with a recently refurbished interior.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### **Entrance Hallway**

The property welcomes you through a stylish two-door vestibule, leading into a beautifully renovated main hallway. This bright and inviting space features modern spotlighting, with the unique opportunity to personalise the flooring to your taste, allowing you to add your own finishing touches.

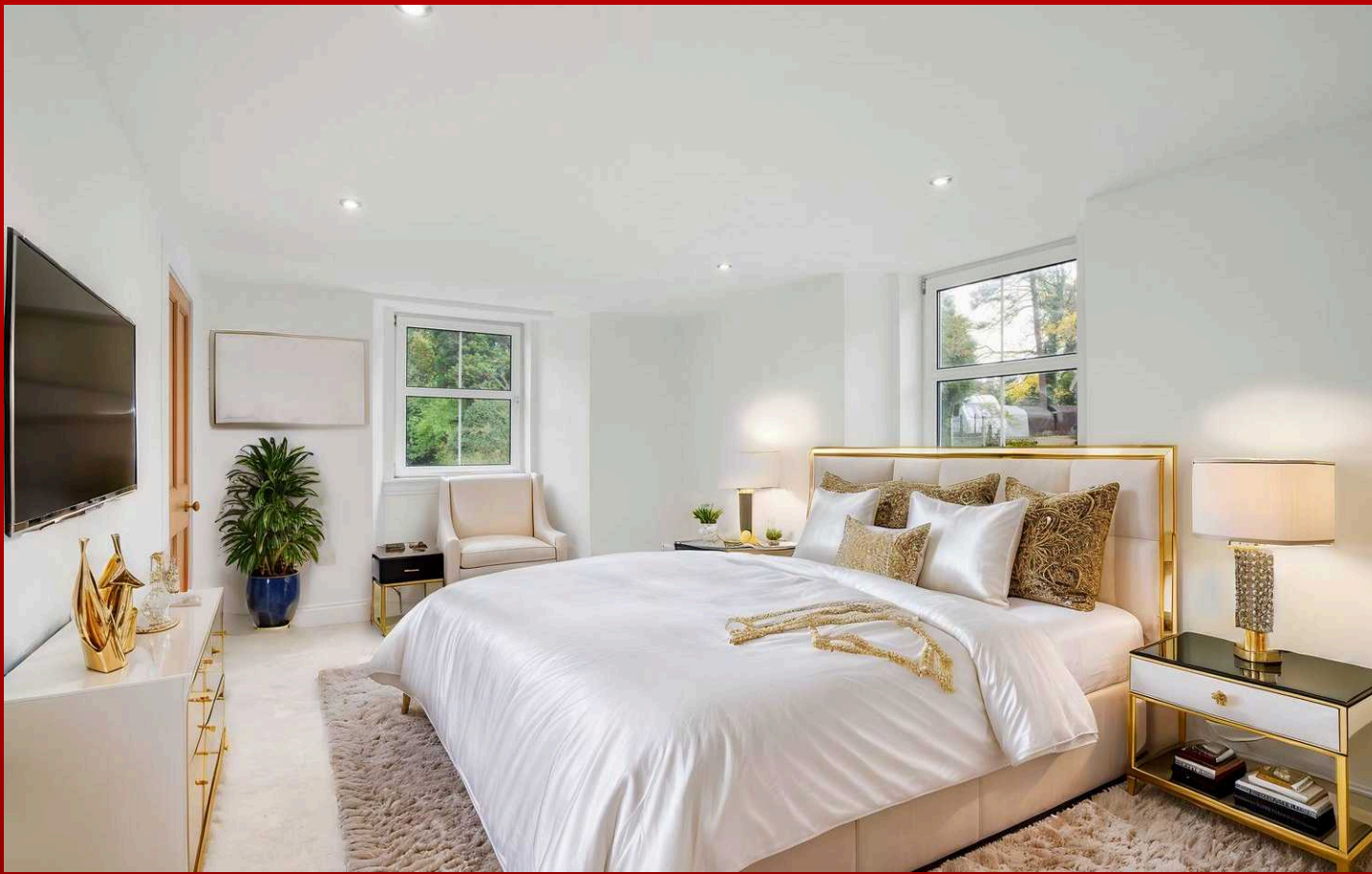
### **Lounge Diner**

Positioned at the front of the apartment, adjacent to the kitchen, this elegant space boasts a large bay window that floods the room with natural light. The high ceilings enhance the sense of space, while the neutral décor and sleek finish give it a contemporary feel. The room is further complemented by modern spotlighting, and offers ample space for both lounging and dining furniture. Additionally offering the flexibility to install a flooring finish of your choice, allowing you to tailor the space to your personal style.

### **Kitchen**

This brand-new, never-used kitchen is thoughtfully designed with an abundance of wall and base units, offering plenty of storage. It comes fully equipped with high-quality appliances, including a Lamona oven, hob, extractor hood, integrated dishwasher, and washing machine, making it both stylish and functional for modern living.





### Master Bedroom

This spacious double bedroom offers stunning views of the surrounding grounds and countryside, creating a serene and picturesque retreat. The room is bright and airy, with ample space for a variety of furniture, providing comfort and flexibility for your personal layout.

### Bathroom

This modern and spacious bathroom is designed for both functionality and relaxation. It features a walk-in shower with an electric Mira shower, perfect for convenience, along with a separate bath for unwinding. The sink is paired with a sleek vanity unit, and there's a generous cupboard providing ample storage.

### Bedroom 2

This spacious double bedroom overlooks the patio and surrounding grounds, offering peaceful views. The neutral décor provides a calm and versatile space, with plenty of potential to customise and make it your own.



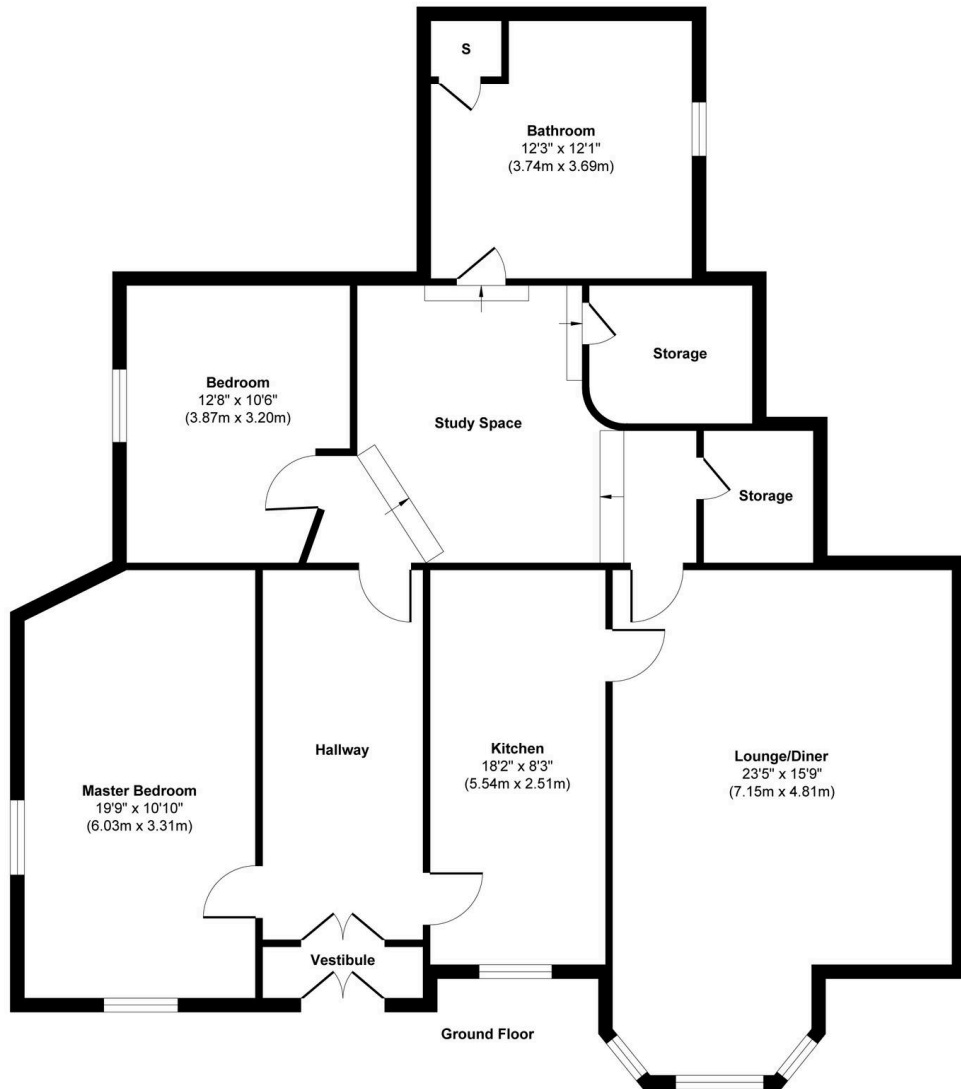


## GARDEN

The outdoor space is designed for low-maintenance living, featuring a charming chipped pathway that leads to a private seating patio, perfect for enjoying the tranquil surroundings. The garden offers peace and privacy, with the added benefit of convenient parking nearby.



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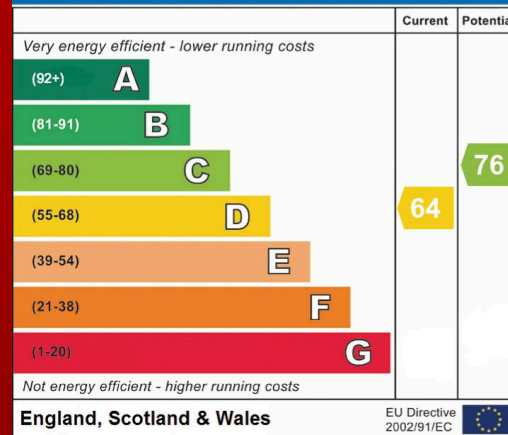


Approx. Gross Internal Floor Area 1440 sq. ft / 133.80 sq. m

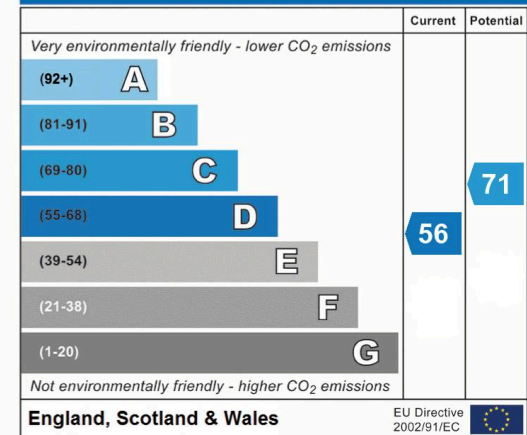
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





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