



8 Clarinda Avenue, Camelon

Offers Over £155,000



**RE/MAX**  
Estate



## 8 Clarinda Avenue

Camelon, Falkirk

Karen Clark and RE/MAX Estate's present this Modern & well-presented home with spacious layout & freshly decorated interiors. Features bright lounge, sleek kitchen, 3 generous bedrooms, rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### Entrance Hall

Enter through a modern half-glazed PVC door into this inviting space. The flooring is finished with durable and stylish laminate, adding a warm and contemporary touch. A radiator is positioned for optimal heating, ensuring year-round comfort. The room is illuminated by a central ceiling light, providing a bright and welcoming atmosphere. Conveniently, this area offers access to both the lounge and the upper level, making it a functional and well-connected part of the home.

### Lounge

14' 2" x 11' 10" (4.32m x 3.60m)

This spacious and beautifully refreshed lounge boasts a front-facing window that fills the room with natural light. The newly fitted carpet adds comfort and a touch of luxury, while a brand-new radiator ensures warmth and efficiency. The central ceiling light enhances the room's bright and inviting ambiance. Tastefully redecorated in a modern style, this generous space offers an ideal setting for relaxation and entertaining. Convenient access to both the hall and kitchen completes this well-designed living area.





### **Kitchen**

16' 6" x 7' 3" (5.02m x 2.20m)

This contemporary kitchen is designed with functionality and style in mind. A rear-facing, newly installed window offers pleasant garden views while filling the space with natural light. The laminate flooring provides a practical and sleek finish, complemented by new radiators for warmth and efficiency. The room is illuminated by modern spotlights, adding a crisp and fresh ambiance. The kitchen features stunning cashmere high-gloss units and an abundance of cupboard space, ensuring excellent storage solutions. A composite sink with a stylish mixer tap sits below the splash-back finished with durable and easy-to-clean wet boards. Integrated appliances include a fridge-freezer, a ceramic hob, an oven, and an extractor fan. There's also space for a washing machine, making this kitchen as practical as it is attractive. Direct access to the rear garden further enhances its appeal.

### **Upper landing**

This spacious upper landing features a modern glass balustrade, adding a stylish and open feel to the area. The newly fitted carpet enhances comfort, while a new radiator ensures warmth throughout. Freshly decorated in a neutral palette, the space is bright and inviting. The upper landing provides access to the bathroom, three bedrooms, and the attic space, offering both convenience and functionality. Despite having no window, the design ensures the space remains light and welcoming.





### **Bathroom**

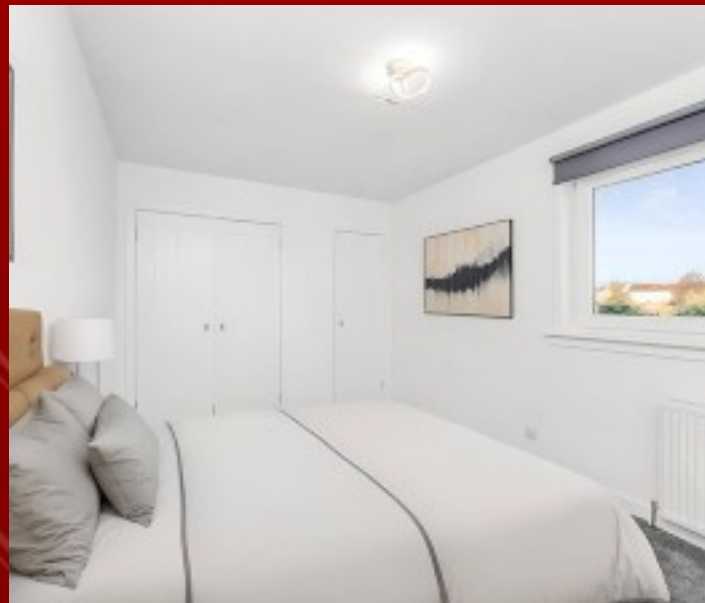
5' 7" x 6' 5" (1.70m x 1.95m)

This well-appointed bathroom features a rear-facing window that allows natural light to brighten the space. The vinyl flooring is both practical and stylish, complementing the modern design. A heated towel rail provides warmth and convenience, while the central ceiling light ensures even illumination. The bathroom is equipped with a sleek vanity sink unit, offering ample storage and topped with a mixer tap. An LED mirror adds a touch of sophistication and functionality. The bath includes a mixer tap and is fitted with a mains-powered shower overhead, featuring both a luxurious rain showerhead and a versatile handheld option, making it perfect for relaxation and everyday use

### **Bedroom One**

13' 3" x 8' 10" (4.05m x 2.69m)

This spacious bedroom features a large rear-facing window that provides picturesque views of the park and fills the room with natural light. The newly fitted carpet adds a cozy and inviting touch, while the new radiator ensures a comfortable temperature throughout the year. A central ceiling light enhances the bright and airy feel of the space. Storage is plentiful, with a double fitted wardrobe and a generously sized storage cupboard, perfect for keeping the room organized and clutter-free. Freshly decorated in a modern style, this room is ready to become a serene and comfortable retreat.





### Bedroom Two

10' 10" x 8' 10" (3.30m x 2.70m)

This bright and spacious bedroom boasts two newly installed front-facing windows, allowing plenty of natural light to pour in. The freshly laid carpet adds comfort and warmth, while a new radiator ensures a cozy atmosphere throughout the year. A ceiling light provides ample illumination, complementing the room's inviting ambiance. The double fitted wardrobe offers excellent storage solutions, keeping the space tidy and functional. Recently painted in a fresh, neutral palette, this well-proportioned room is ready to accommodate your personal style and furnishings.

### Bedroom three

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

This charming room features a front-facing new window that allows natural light to brighten the space. The newly fitted carpet adds warmth and comfort underfoot, complemented by a radiator for year-round coziness. A central ceiling light ensures the room is well-lit and inviting. A large fitted wardrobe provides ample storage, making it a practical and organized space. Freshly decorated in a modern style, this room is both functional and aesthetically pleasing.





### **REAR GARDEN**

The rear garden features a patio area, ideal for outdoor dining and relaxation. A grassy area offers space for play or gardening. The garden is fully enclosed, providing security. Enjoy nice views from the garden, making it a peaceful retreat. An outside tap adds practical convenience for gardening or washing off outdoor items.

### **GARDEN**

### **DRIVEWAY**

2 Parking Spaces

The property features a driveway at the front, providing parking space for up to two cars.



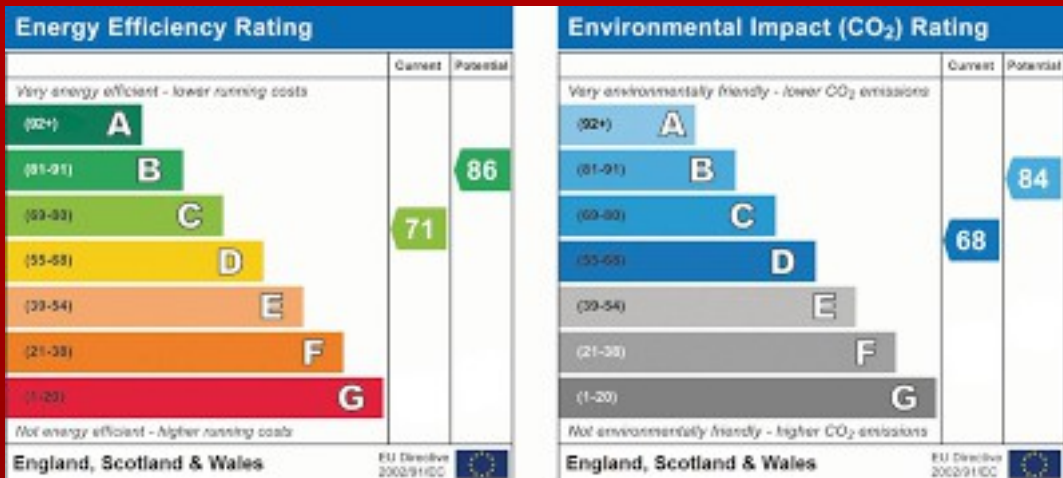


8 Clarinda Avenue



Ground Floor Approximate Floor Area 368 sq. ft (33.46 sq. m)  
 First Floor Approximate Floor Area 423 sq. ft (39.35 sq. m)  
 Approx. Gross Internal Floor Area 793 sq. ft / 72.83 sq. m

Intended for identification purposes only. Measurements are approximate, not to scale.  
 Produced by Elements Property





## Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741

[info@remax-linlithgow.net](mailto:info@remax-linlithgow.net)

[www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)



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