



4 Avon Brook Steadings

Falkirk
Stirlingshire
FK1 3AG

Stunning four bedroom property

With picturesque rural views



Scan Here!



4 BED



2 BATH + WC



DOUBLE

ENERGY

D

EPC RATING

4

Avon Brook Steadings

Falkirk,
Stirlingshire

Falkirk enjoys an interesting historical past and a justifiable reputation as a modern and exciting town. Falkirk town centre provides an excellent and convenient location for local shopping and other amenities, and also has plentiful recreational facilities. The property is well placed for the M9 and M876 motorways, making this location popular amongst those looking to commute to and from Edinburgh, Stirling or Glasgow. For those preferring not to drive, Falkirk High railway station is three miles from the property, and offers rail connections to both Edinburgh and Glasgow within 30 minutes commute. There is also a local bus service.

For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



“...Steading conversion,
set within delightful
gardens and courtyard...”



“...French doors lead
from the kitchen to
the private decking
area...”

4 Avon Brook Steadings



The Interior

This is an outstanding opportunity to acquire a stunning, four bedroom steading conversion, set within delightful gardens and courtyard setting, early viewing is highly recommended to appreciate the size and standard of the accommodation on offer.

This beautifully appointed steading conversion, is entered via the reception hallway, with a handy WC, and utility room. The magnificent lounge enjoys French doors opening onto the private and secluded rear gardens, which helps flood the room with natural light. The kitchen/dining room features a range of floor and wall mounted units - including oven, hob, extractor hood and dishwasher, from here French doors lead on to the private south facing decking area to the rear with beautiful views over the countryside. There is one bedroom, located off the main hallway, which also benefits from views over the rear garden. Upstairs you will find three double bedrooms with the master bedroom benefitting from an en-suite shower room and walk in wardrobe. The three piece family bathroom with shower over the bath completes the accommodation on offer.

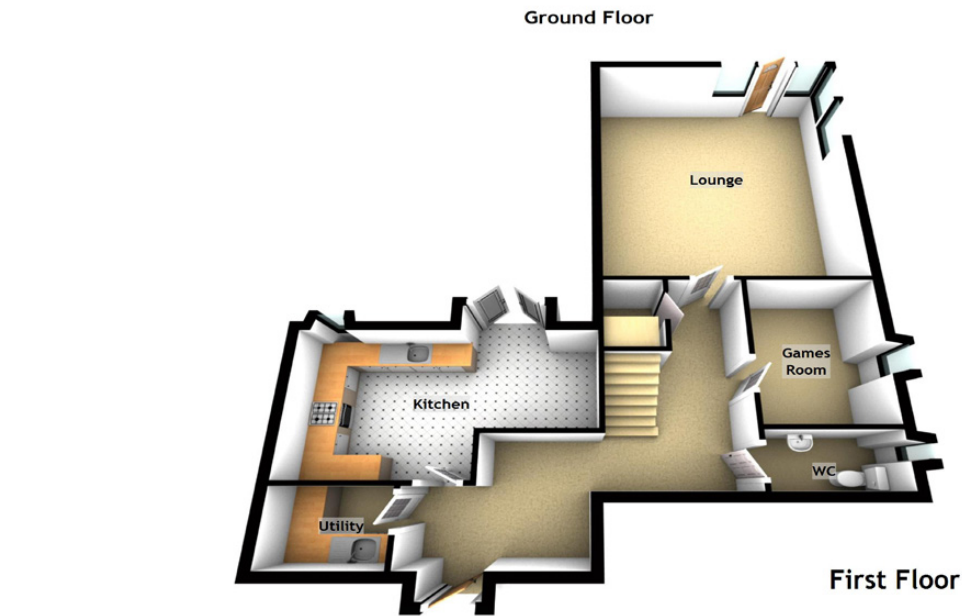
The property further benefits from double-glazing and gas central heating. There is a large garden mainly laid to lawn to the rear and side and a delightful courtyard to the front. The steading is found at the end of a maintained private drive with ample private parking and double garage included with the property.

“...The magnificent lounge enjoys French doors opening onto the private & secluded rear gardens...”





“...Three double bedrooms with the master benefitting from a en-suite shower room...”



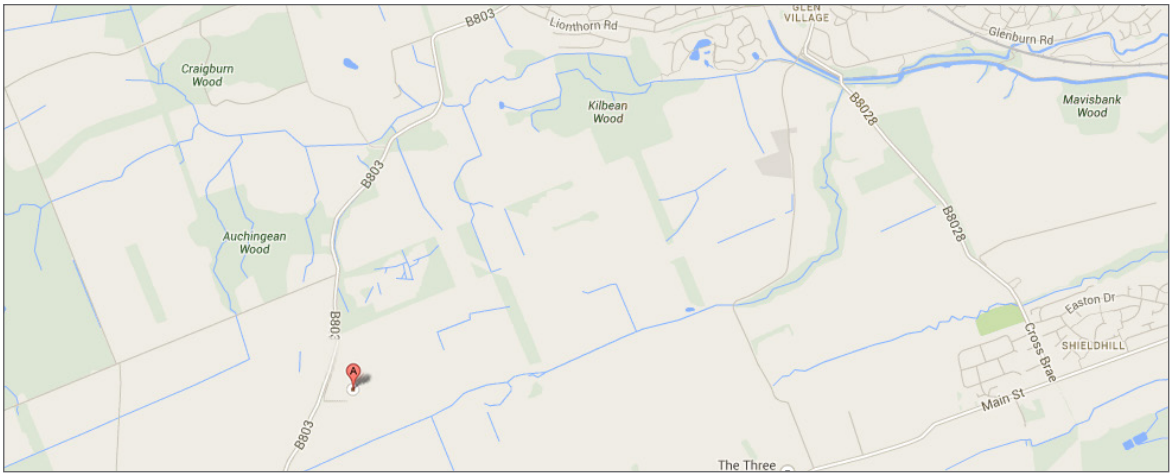
Floorplan & Map

Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 5.59m (18'4")
Kitchen	5.25m (17'3") x 3.24m (10'8")
Games Room	3.10m (10'2") x 2.30m (7'7")
Master Bedroom	4.50m (14'9") x 3.80m (12'6")
En-Suite	2.45m (8'1") x 1.60m (5'3")
Walk-in Wardrobe	2.85m (9'4") x 1.28m (4'2")
Bed 2	3.30m (10'10") x 2.80m (9'2")
Bed 3	2.80m (9'2") x 2.60m (8'6")
Bathroom	2.25m (7'5") x 1.50m (4'11")
WC	2.30m (7'7") x 1.15m (3'9")
Utility	2.00m (6'7") x 1.45m (4'9")

Extras
(Included in the sale)

Carpets, floor coverings, light fittings, oven/hob/hood.





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Part Exchange

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Text and description
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Surveyor



Professional photography
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Photographer



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