

Deceptively spacious four bedroom villa

Set within private grounds close to all amenities







Powfoulis Lodge

Falkirk, Forth Valley & The Trossachs, FK2 8PP

Scan Here!

4 BED

3 BATH + WC

OFF STREET

ENERGY E EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01324 467 050
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available





Falkirk

Falkirk Town Centre, provides an excellent and convenient location for local shopping in the Howgate Shopping Centre. Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, recreational and transport facilities, as the property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow. Those preferring not to drive are also well catered for with Two Railway Stations offering rail connections to both Edinburgh and Glasgow and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.



















"...A charming home full of lovely surprises and superb potential to extend..."







Powfoulis Lodge

Powfoulis Lodge is set to impress from the minute you drive through the double gates. The neat and tidy exterior with manicured, attractive gardens and panoramic views, Powfoulis Lodge is a unique property with ample space for a growing family. This cottage has been cleverly adapted and remodelled to provide four bedrooms, two public rooms and adapted garage along with a dining kitchen.

The features include a country style kitchen that sits nicely in this rural setting and feature fire with surround in the lounge to create the heart of the home. This comfortable lounge is the central point and a number of other rooms lead invitingly from here. The second public room is, by contrast, flooded with natural daylight with French doors leading out to the front gardens. There are four double bedrooms of which two offer en-suite shower rooms, all bedrooms offer space for free standing furniture if required. The four piece family bathroom is located in the central area of the property. The kitchen/dining area is the heart of the home with a good range of floor and wall mounted units. Overall, this is a charming home full of lovely surprises and superb potential to extend.

The property further benefits from oil central heating, double/triple glazing and a lengthy driveway providing parking for six vehicles.











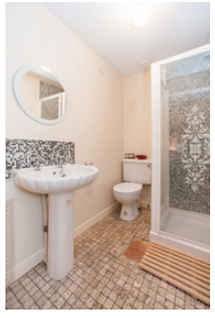












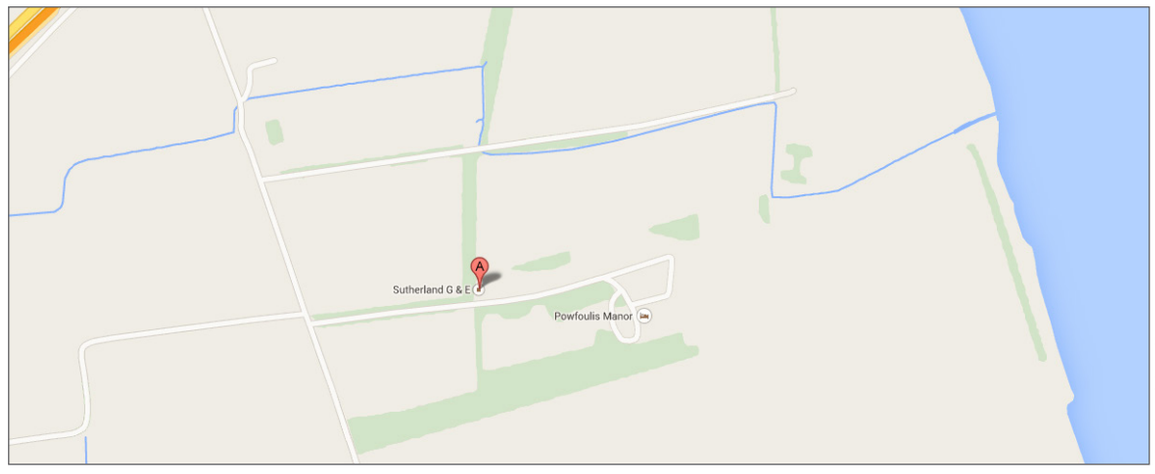


Approximate Dimensions
(Taken from the widest point)

Lounge	8.66m (28'5") x 4.14m (13'7")
Kitchen	5.21m (17'1") x 4.50m (14'9")
Family Room	4.90m (16'1") x 4.77m (15'8")
Games Room/Sun Room	5.42m (17'9") x 5.05m (16'7")
Bedroom 1	5.20m (17'1") x 2.82m (9'3")
En-suite	2.56m (8'5") x 2.03m (6'8")
Bedroom 2	5.20m (17'1") x 3.53m (11'7")
En-suite 2	2.03m (6'8") x 1.44m (4'9")
Bedroom 3	4.77m (15'8") x 3.59m (11'9")
Bedroom 4	4.06m (13'4") x 3.12m (10'3")
Shower Room	2.42m (7'11") x 1.99m (6'6")
Sauna	1.99m (6'6") x 1.14m (3'9")
WC	1.76m (5'9") x 1.75m (5'9")
Garage	5.20m (17'1") x 5.00m (16'5")

Extras
(Included in the sale)

Floor coverings, window dressings, lights and range cooker.



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McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAY STEIN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer