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Easton Drive, Falkirk



Quietly positioned within a popular residential area yet less than a ten-minute drive from Falkirk town centre, this is a well-presented three-bedroom property ideal for a growing family.

Light-filled modern interiors combine with a generous rear garden, integral garage, and driveway to provide a home in turn-key condition. The accommodation includes a bright dining lounge with an adjacent kitchen leading to the rear garden, featuring a sloping lawn and alfresco dining area; three airy double bedrooms; and a well-appointed family bathroom.

Within walking distance of local schooling, and only a short drive from Falkirk High Train Station, the picturesque Callendar Park, and Falkirk Golf Club, this will make a wonderful home.

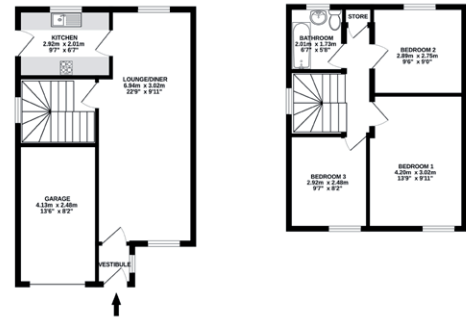
What's special about this house

- An inviting and bright dining lounge running the length of the property and enjoying a delightful dual aspect over the front and rear gardens.
- Galley-style kitchen adjoining the dining lounge and leading to the rear garden. Sleek gloss white wall and floor units complement black worktops and integrated appliances.
- Stylish carpeted principal double bedroom finished in on-trend greys and whites.
- Two additional light and airy double bedrooms boasting a tasteful décor.
- Neat front garden with an integral garage, and driveway.
- An enclosed rear garden with a sloping lawn and alfresco patio area.
- Popular residential setting that provides easy access to local amenities, schooling, transport links, and green space.



Location and Amenities

- Catchment for Shieldhill and St Andrew's Primary Schools and Braes and St Mungo's High Schools.
- Falkirk's historic town centre, less than a ten-minute drive, is fully pedestrianised and features an excellent and diverse selection of shops, bars, and restaurants. There is also a large shopping centre, The Howgate with over forty retailers.
- The nearby Central Retail Park has a 12-screen cinema, high street stores, and casual dining options including a Nando's.
- Ideal commuter location near to the M9 with easy access to Edinburgh (25 miles) and Glasgow (26 miles).
- Falkirk High Train Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just 18 miles from the property.
- Scenic green spaces on the doorstep including Muiravonside Country Park, Kinneil Estate, and Callendar Park.



TOTAL FLOOR AREA: 77.6 sqm (839 sqft) approx.
*measured to internal walls

Dimensions:

Ground Floor –

Lounge/Diner	6.94 x 3.02m
Kitchen	2.92 x 2.01m
Garage	4.13 x 2.48m

First Floor –

Bedroom 1	4.20 x 3.02m
Bedroom 2	2.89 x 2.75m
Bedroom 3	2.92 x 2.48m
Bathroom	2.01 x 1.73m

Extras

All flooring covering, light fittings, blinds, and curtains are included.

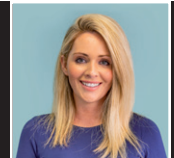
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Comfortable and modern family home with well-laid-out accommodation, an appealing interior design, and a generous garden.”

Home Report valuation	£175,000
Internal floor area	78m ²
School catchment	Shieldhill and St Andrew's Primary Schools and Braes and St Mungo's High Schools
Council tax band	Band D
EPC band	Band C
Train station	Falkirk High 2.2 miles Polmont 2.2 miles

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Pioneers in Property



Natasha Fontaine
Property Manager