38 MIDDLERIG AVENUE, FALKIRK FK2 0WG

HARPER&STONE
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38 MIDDLERIG AVENUE

FALKIRK, FK2 0WG



PROPERTY FEATURES

- Stunning three bed detached villa in truly walk in condition with exceptional views
- Eco-Friendly & Cost-Effective: Built by Persimmon Homes within the last year to the latest energy standards
- Solar Panels and high quality insulation, generate your own green energy and significantly cut down your monthly electricity bills
- EV Charging Point: Ready for the future with a dedicated, pre-installed electric vehicle charger on your private rear driveway
- Dining sized kitchen with French doors leading to the enclosed garden
- Three well proportioned bedrooms (master with en-suite)
- Enclosed private rear garden with parking to the rear of the property
- Truly walk in condition and within easy reach to all transport links



Harper & Stone are pleased to present this stunning three bedroom detached home, situated within the sought after Forth Valley View development in Reddingmuirhead. Built by Persimmon Homes within the last year and presented in true walk in condition, this stylish home offers fresh, contemporary interiors, fantastic Forth Valley views and a superb layout designed for modern family living.

Beautifully presented both inside and out, the property offers a bright dual aspect lounge, spacious dining kitchen with French doors, three well proportioned bedrooms, principal en suite, family bathroom and downstairs WC. Integrated solar panels, excellent energy efficiency and a dedicated EV charging point further add to the appeal, making this an exciting nearly new home that is ready to simply move into and enjoy.

The accommodation begins with a welcoming entrance hallway leading into the spacious front facing lounge. Dual aspect windows allow an abundance of natural daylight to fill the room, creating a bright and inviting space with plenty of room to relax and unwind.

To the rear is the modern dining kitchen, providing a fantastic space for both everyday family life and entertaining. Finished with contemporary units and ample worktop space, there is plenty of room for dining, while French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outdoor space and making it ideal for family life and entertaining during the warmer months. A convenient downstairs WC completes the ground floor.

Upstairs, the fresh and modern presentation continues with three well proportioned bedrooms. The











38 MIDDLERIG AVENUE

principal bedroom benefits from its own stylish en suite shower room, while the remaining bedrooms offer excellent flexibility for children, guests or those working from home.

The modern family bathroom completes the upper accommodation and, together with the principal en suite and downstairs WC, gives the home an excellent arrangement for busy family life.

A major advantage of this nearly new home is its excellent energy efficiency. Built to modern standards with high levels of insulation, the property is designed to retain heat efficiently, while integrated solar panels generate renewable electricity and can help reduce reliance on electricity from the grid. For buyers increasingly conscious of the ongoing costs of running a home, these features provide an important additional benefit.

Outside, the property continues to offer excellent family space with a good sized, fully enclosed rear garden. Mainly laid to lawn with paved pathways and a patio area providing space for outdoor seating and dining, it offers a secure and practical garden for children, pets and entertaining, while still providing plenty of scope for the next owner to personalise further.

Private driveway parking is conveniently positioned to the rear of the property, keeping vehicles away from the attractive front outlook. The driveway also benefits from a dedicated EV charging point, perfectly complementing the home's solar panels and excellent energy efficiency.

To the front, the property enjoys fantastic views across the Forth Valley with an attractive open outlook, giving the home a wonderful sense of space and adding something particularly special to its setting.

Further benefits include gas central heating, double glazing and excellent storage throughout.

Forth Valley View is well placed for families and commuters alike. Reddingmuirhead offers a peaceful residential setting while remaining extremely well connected, with Braes High School located within the village and primary schooling accessible locally.

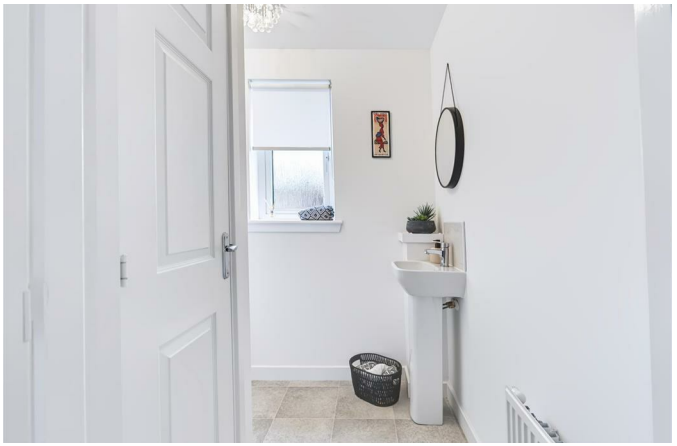
The neighbouring areas of Brightons and Polmont provide a great selection of shops, cafés and everyday amenities, while Falkirk town centre is only a short drive away with a wider choice of shopping, restaurants and leisure facilities.

For commuters, Polmont Railway Station is easily accessible, providing regular connections towards Edinburgh, Glasgow and Stirling. Excellent road links and convenient access to the M9 also make travelling throughout the Central Belt straightforward.

Combining the fresh finish of a nearly new home with fantastic energy efficient features, solar panels, EV charging, private rear parking, a fully enclosed garden and beautiful Forth Valley views, this is a superb opportunity for buyers looking for a modern detached home where everything is ready to simply move in and enjoy.









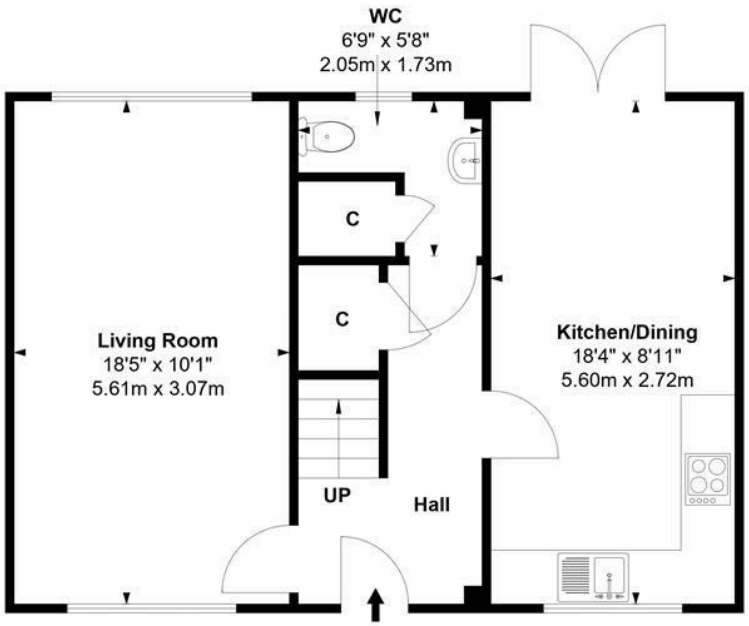

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SPROCKER





38 Middlerig Avenue, Reddingmuirhead, Falkirk, FK2 0WG

Approximate Gross Internal Area = 90.20 Sq m / 970 Sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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