



RE/MAX PROPERTY



4 Kilgannan Drive, Redding, FK2 9GU

- **Beautiful Family Home**
- **3 Double Bedrooms**
 - **3 Bathrooms**
- **Sublime Lounge/Diner**
 - **Bespoke Kitchen**
- **Gorgeous, Landscaped Gardens**
 - **Double Driveway**
- **Sought-After Development**

****LOVELY 3 BEDROOM DETACHED VILLA WITH DOUBLE DRIVEWAY!****

Niall McCabe & RE/MAX Property are delighted to present to the market this imposing family home, proudly commanding a substantial plot within a select but friendly cul-de-sac development, this exceptional detached house is full of style, comfort and joy, which offers amazingly flexible accommodation to suit all family types and sizes, and has been impeccably styled with the modern family in mind. This handsome property boasts spacious and versatile living accommodation, including: three generous bedrooms, a gorgeous reception room, and three bathrooms.

The property is perfectly located in the Redding area to the south of Falkirk which is centrally located between Edinburgh and Glasgow. The property is particularly well-placed for access to many excellent amenities including Polmont railway station and local schooling. Falkirk is renowned for its historic past and local attractions include the Roman Rough Castle Fort on the Antonine Wall and the Falkirk Wheel which joins both the Union Canal and the Forth & Clyde Canal. The beautifully designed Callendar House and Park in Falkirk provide a popular area for walks and picnics. Sporting enthusiasts, or those who enjoy recreational pursuits, can enjoy various beautiful walks and cycle tracks along the Forth and Clyde canal, football at Falkirk Stadium, athletics at Grangemouth Stadium and abundance of golf courses within easy reach of the subject property.

Council Tax Band: E

Tenure: Freehold Property

**Factor Fee: Scottish Woodlands Ltd landscaping Division Research Park, Riccarton, Edinburgh, EH14 4AP.
£158.58 pa**



Entrance Hallway

10' 1" x 6' 10" (3.07m x 2.09m)

Upon entering you are greeted by a welcoming entrance hallway, which has been decorated in contemporary tones – setting the tone for the rest of the home, flooring is gorgeous laminate & from here you can access all internal accommodation.

Lounge/Diner

18' 1" x 12' 11" (5.52m x 3.94m)

The spacious lounge/diner is the ideal place to relax & entertain after a long day, it has been decorated in lavish tones with welcome bursts of colour. There are patio doors spilling onto the rear garden, which in-turn allow in an abundance of light. The room enjoys a flexible floorspace for various furniture formations.

Kitchen

11' 9" x 8' 10" (3.57m x 2.70m)

The kitchen is exceptionally well-appointed with a wide range of modern cabinetry complimented by attractive worktop and splashback tile design. It is accompanied by plentiful workspace, gorgeous flooring, and a host of integrated appliances.

W.C

7' 1" x 5' 9" (2.17m x 1.75m)

There is the added benefit of a downstairs W.C, with wash hand basin and WC. The room boast a modern finish.

Bedroom 1

12' 8" x 11' 9" (3.87m x 3.58m)

This master bedroom has been decorated with warming, modern décor, complete with carpeted flooring and a large window facing the rear aspect allowing in an abundance of natural light. There are also handy built-in storage cupboards, central lighting, wall mounted radiator.

En-Suite

8' 2" x 6' 1" (2.48m x 1.85m)

Situated just off the master bedroom, here lies a lovely 3-piece en-suite shower-room, finished in serene tones. There is a wash hand basin, W.C & large shower enclosure.

Bedroom 2

12' 1" x 9' 6" (3.69m x 2.89m)

This double room has been decorated in subtle tones, there is a large window overlooking the front of the property & surrounding neighbourhood, ample room for various furniture formations, powerpoints, central lighting and carpeted flooring.

Bedroom 3

11' 9" x 9' 4" (3.57m x 2.85m)

This is a great sized bedroom which is overlooking the rear aspect. There large window allowing a lot of light, flooring is carpet, several powerpoints and offers ample room for free standing furniture.

Family Bathroom

9' 0" x 6' 4" (2.74m x 1.93m)

Completing the first floor is the three-piece family bathroom, which is immaculately presented in a gorgeous Monochrome palette. The room enjoys fully tiled walls & floors, a large bathtub, wash hand basin & W.C – there is also a glazed window.

Exterior

To the front the property is accompanied by a double driveway and a pretty lawn area. To the rear, the gardens are bound by fencing and mature planting – it certainly is an absolute delight! It has been professionally landscaped and offers large, decked terrace and pretty chip design with accent potted planting.





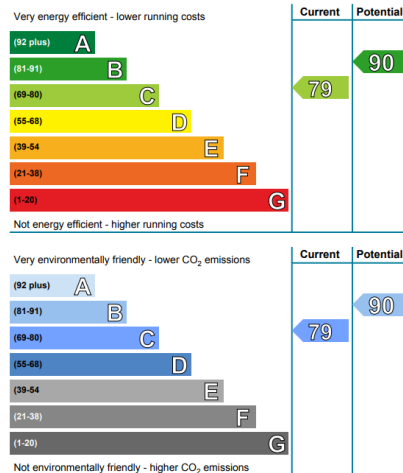
FLOOR 1

HOUSE TOTAL AREA
FLOOR AREA: 20.45 SQ METERS (220.5 SQ FT)
TOTAL: 62.27 SQ FT
PERMITTED DEVELOPMENT



FLOOR 2

HOUSE TOTAL AREA
FLOOR AREA: 20.45 SQ METERS (220.5 SQ FT)
TOTAL: 62.27 SQ FT
PERMITTED DEVELOPMENT



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