



1 Maggiewoods Loan, Falkirk, FK1 5SJ

Detached 5-bedroom home with timeless features and spacious comfort, just minutes from the town centre

- Elegant sitting room and separate drawing room, both with feature fireplace and large bay windows
- Spacious Kitchen
- Ground floor bedroom
- Shower room
- WC apartment
- Master bedroom with en suite shower room
- Three further generously sized bedrooms
- Family bathroom
- Detached single garage
- Private gardens surrounding the property
- The property is located within a Conservation Area

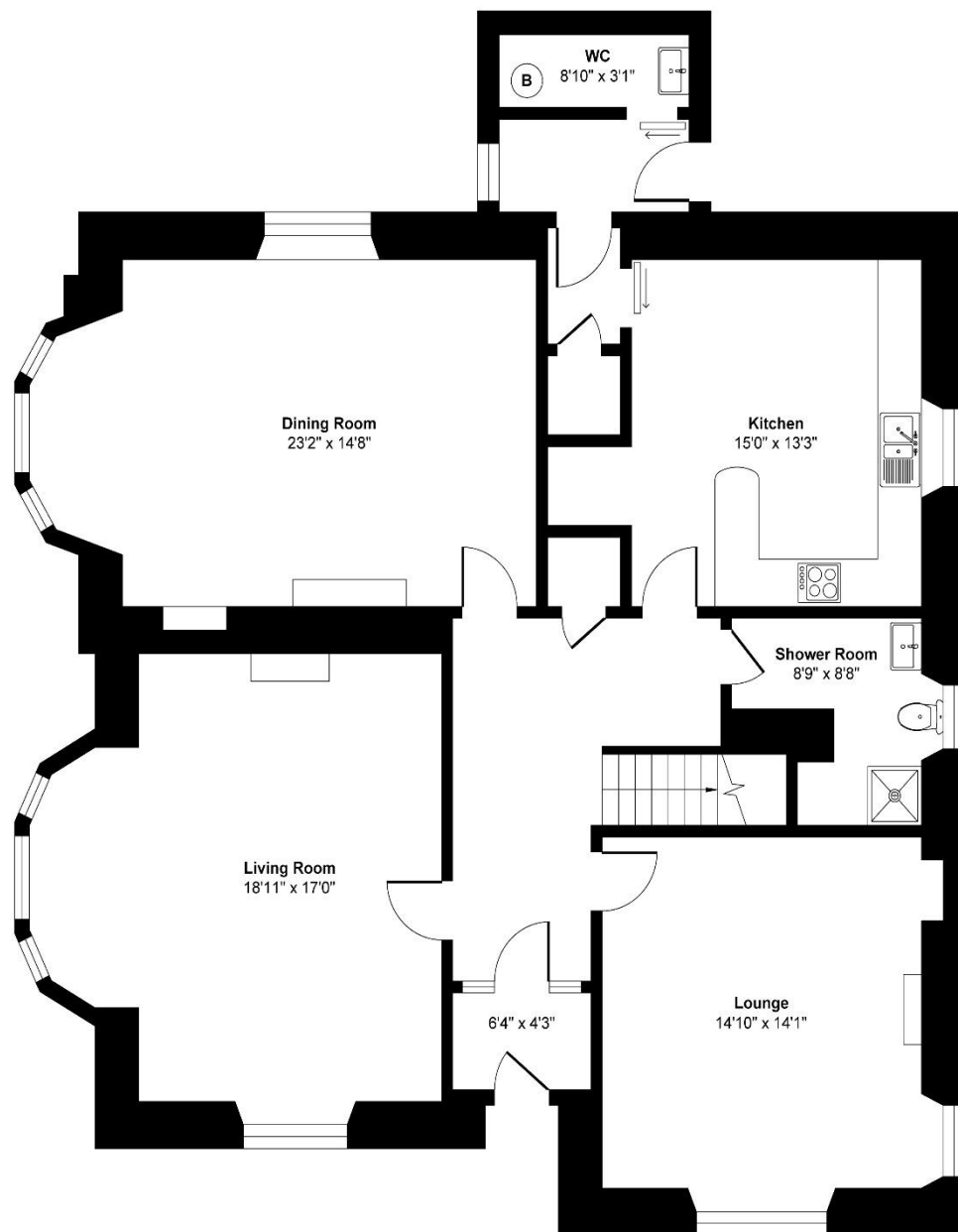
Location

The town of Falkirk occupies a well-connected position within Central Scotland.

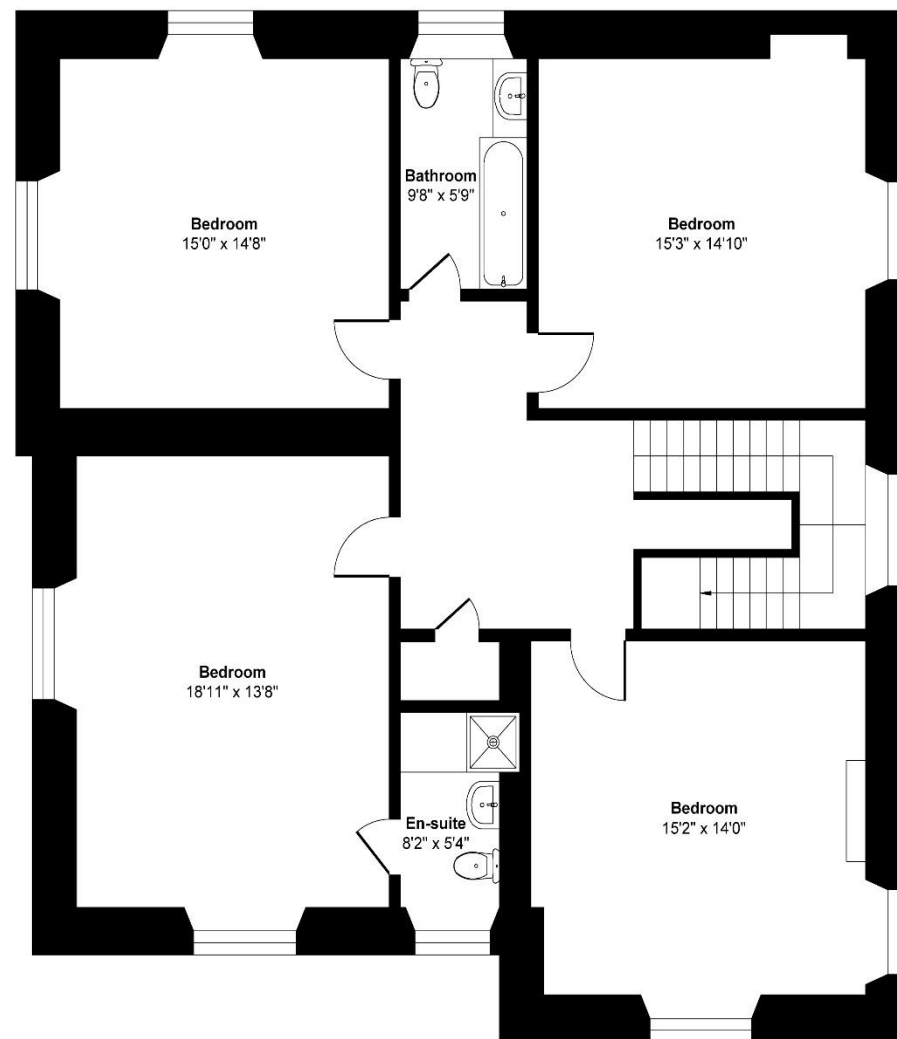
The major cities of Glasgow and Edinburgh are both under 30 miles away and can be reached via the M9, M80 and M876. The town provides two railway stations.

Falkirk offers an extensive range of shopping, schooling and recreational facilities including the award-winning Helix Project. This wonderful attraction covers almost 300 hectares of outdoor recreational space filled with woodland, park, pathways, cycle ways, and the popular 30m landmark sculptures, The Kelpies. The Falkirk Wheel is also nearby.





Ground Floor
Approximate Floor Area
1498 sq. ft



First Floor
Approximate Floor Area
1336 sq. ft

Approx. Gross Internal Floor Area 2834 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified
Produced by Elements Property



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC005066

