



Malcolm Jack
& Matheson

11 RAINHILL AVENUE
MADDISTON, FALKIRK FK2 0NR



OFFERS OVER
£135,000

**SPACIOUS 3 BEDROOM END
TERRACED VILLA IDEAL FOR
FAMILIES WITH ACCESS TO A
SHARED DRIVEWAY, SINGLE
GARAGE AND AMPLE ON STREET
PARKING. CLOSE TO SCHOOLS,
AMENITIES AND COMMUTER LINKS**

**HALL
LOUNGE
KITCHEN
3 DOUBLE BEDROOMS
SHOWER ROOM
ENCLOSED FRONT AND REAR
GARDENS
SHARED DRIVEWAY
SINGLE GARAGE
AMPLE ON STREET PARKING
DG & GCH
EPC D**



SITUATION

Maddiston is situated approximately 2 miles southwest of Falkirk town center. Maddiston is well-connected by road. It is close to the M9 motorway, which provides easy access to cities like Edinburgh and Stirling. Public transportation options include bus services that connect Maddiston to nearby towns and cities. offers basic amenities such as shops, schools, and recreational facilities. Residents can find convenience stores, pubs, and other local services within the village. For more extensive shopping and leisure options, Falkirk town center is just a short distance away. The village is surrounded by picturesque countryside, offering opportunities for outdoor activities such as walking,

cycling, and nature exploration. Nearby attractions include the Falkirk Wheel, the Kelpies, and the Antonine Wall.

PROPERTY

11 Rainhill Avenue presents a well-lit and spacious 3-bedroom end terraced family home. Ideally positioned for proximity to nursery and primary schools, local amenities, and commuter links, this property offers a convenient lifestyle.

Internally, meticulous maintenance over the years ensures spacious accommodation across two levels. The accommodation comprises lounge, kitchen, three

double bedrooms and a shower room. The property boasts good decorative order, along with the advantages of ample storage facilities, gas central heating, and double glazing.

The front garden has lawn, and the rear garden has been thoughtfully designed with slabs, ensuring easy maintenance. The property also offers practical parking solutions with a shared driveway which leads to a single garage and there is ample on-street parking surrounding the property.



ACCOMMODATION

HALL 4.90m x 1.92m (16'1" x 5'3")

Spacious hallway with access to carpeted staircase. Storage cupboard under the stairs. Radiator. Laminate flooring.

LOUNGE 4.24m x 4.08m (13'5" x 13'11")

Bright and spacious lounge with window to front. Wall mounted pebble effect electric fire. Radiator. Laminate flooring.

KITCHEN 4.24m x 2.56m (13'11 x 8'5")

Fully fitted kitchen with breakfast bar. Window overlooking the garden. Door out to the garden. Integrated gas hob, electric oven, sink and drainer. Freestanding fridge/freezer, washing machine, dishwasher, and tumble dryer. Chrome heated towel rail. Wall mounted boiler. Laminate flooring.

LANDING 3.60m x 2.87m (11'10" x 9'5")

Spacious. Window to rear. Hatch with Ramsay ladder to attic space. Radiator. Carpet.

BEDROOM ONE 4.08m x 2.68m (13'5" x 8'10")

Spacious double bedroom. Window to front. Built in wardrobe with four sliding mirrored doors. TV point. Radiator. Carpet.

BEDROOM TWO 3.53m x 2.51m (11'7" x 8'3")

Spacious double bedroom. Built in double wardrobe with mirrored doors. Window to rear. Radiator. Carpet.

BEDROOM THREE 3.06m x 2.85m (10'1" x 9'4")

Double bedroom with window to front. Space for furniture. Open storage space. Radiator. Laminate flooring.

SHOWERROOM 1.92m x 1.74m (6'3" x 5'9")

White three-piece suite comprising WC, wash hand basin, and walk in shower unit with electric shower. Opaque window to rear. Chrome heated towel rail. Extractor fan. Tiled flooring.

GARDENS AND GROUNDS

The front garden is fully enclosed with lawn. The rear garden is a good size, fully enclosed, fully slabbed for easy maintenance with an area of decking for garden furniture and access to the garage.

There is shared driveway located at the front of the property leading to a single garage with power and there is ample on-street parking surrounding the property.

EXTRAS

All floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances.

The free-standing fridge/freezer, washing machine, tumble dryer and dishwasher are also included in the sale.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

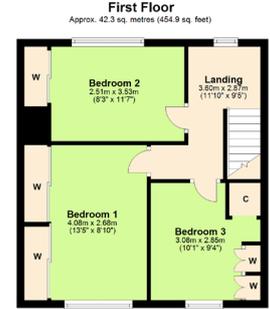
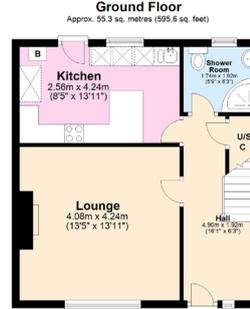
Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444, faxing 01383 730672 or emailing property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Photos and Floorplan by Mike Dooley Photography 07730 560286

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VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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