



AUBURN

39 Maggie Woods Loan, Falkirk, FK1 5EH



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A handsome and substantial detached house providing characterful and generously proportioned living accommodation with fine period features, situated on an attractive residential street in the heart of the historic town of Falkirk.

Within easy commuting distance of Edinburgh and Glasgow and within close walking distance of the shops and both train stations.



Accommodation

Ground Floor: Entrance Porch, Entrance Hall, Living Room, Family Room, Dining Room, Study/Bedroom, Kitchen, Cloakroom, Utility Room, Conservatory, WC.

First Floor: Principal Bedroom Suite, three further Bedrooms, Office, Shower Room.

Exterior: Established gardens of notable colour and diversity.

Substantial driveway with ample parking and turning area.

Detached Double Garage. Outhouse. Log store.



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Situation

Auburn is situated on a pleasant residential street in a central location in the historic town of Falkirk and is located within easy walking distance of all of Falkirk's amenities.

The house is ideally placed for the commuter with the M9 motorway within easy reach, which allows access to Glasgow, Stirling and Edinburgh. Edinburgh Airport and the Queensferry Crossing are both around a 20-minute drive away. There are two railway stations located in Falkirk, all providing services to Edinburgh and Glasgow. Falkirk Community Hospital is within walking distance of the house.

There is an abundance of primary schooling available in Falkirk with secondary schooling at the reputable Falkirk High School. There is also a wide choice of private schools within daily travelling distance, such as Fairview International in Bridge of Allan and Dollar Academy as well as a selection of private schools in Edinburgh and Glasgow.

General Description

Auburn is a bright and spacious detached house full of quintessential charm that has been upgraded over the passage of time to provide comfortable and well-presented modern living in a pleasant urban setting. The property has generous well-proportioned accommodation that offers flexibility of use and a highly specified interior.

Located off Maggie Woods Loan, the house is accessed via a private driveway that sweeps towards the house and provides approach to the detached Double Garage to the rear of the house. There is ample parking to the front and to the rear of the property. The main entrance into the house is sheltered beneath an overhanging porch. A solid timber door opens to the Entrance Porch with decorative tiled floor. A part glazed inner door opens into the welcoming Entrance Hall, giving access to the principal rooms on the ground floor. The main Hall is an impressive space showcasing period features such as corning, decorative plaster moldings and an elegant period staircase that rises to the first floor and lends the Entrance Hallway a feeling of grandeur. The feature log burner with decorative tiled surround provides a heartening focal point.





Off the Entrance Hall, a door opens into the Living Room which is sumptuously proportioned and features a large bay window that provides a charming outlook over the front garden. This is an exceptional reception room with decorative corning, wall paneling and established timber flooring. The room benefits from a traditional fireplace with an ornate timber mantle and two pressed cupboards. Across the Hall is the Family Room which is generously proportioned with a feature gas fire with timber mantle, wall mounted shelving unit and a pressed cupboard with storage unit below. Natural light emanates from a series of glazed windows that provides a charming dual aspect view overlooking the garden grounds. Neighbouring the Living Room is the Dining Room which is well proportioned and lends itself to opulent formal entertaining. The Dining Room is an attractive formal reception space with dual glazed windows and a pressed cupboard. Adjacent is the Study/Bedroom with large, glazed window and a pressed cupboard with shelving and storage unit below.

A small corridor leads to the Kitchen which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a NEFF oven, NEFF gas hob with extractor fan above, integrated Bosch dishwasher (disused) and sink with draining area. The kitchen benefits from a central island with storage units. A door provides access to the Cloakroom with coat hooks and a storage cupboard, and a separate door opens to the side of the house. Accessed off the Cloakroom, a sliding door opens to the Utility Room with large, glazed window and ample storage cupboards. Accessed from the kitchen is the Conservatory which is flooded with natural light via a series of glazed panels that provide a wonderful outlook over the garden grounds. Patio doors open to the rear garden and patio area.

Completing the Ground Floor accommodation is a large walk-in larder with shelving and the WC with wash hand basin with vanity mirror above and integrated storage units below.

The ground floor accommodation is ideal for entertaining with 3 flexible reception rooms alongside the large Kitchen and the Conservatory.

The staircase with mahogany handrail rises to the spacious First Floor giving access to the Bedroom accommodation, Office and the Shower Room. Natural light emanates from the notable stained-glass window. Accessed off the landing is the Principal Bedroom Suite which is exceptionally well-proportioned and benefits from a series of glazed panels that open out to the Juliette balcony. There is a large dressing area with skylight and integrated wardrobes. The en-suite Shower Room with skylight has a walk-in shower cabinet, WC, wash hand basin with vanity mirror and light above and storage unit below, wall mounted towel rail and wall mounted storage cabinet.





There are three further Bedrooms; one single and two double bedrooms. Completing the First-floor accommodation is the Office with worksurface and shelving units above and the Shower Room with walk-in shower cabinet, wash hand basin with vanity mirror with light above and storage units below, WC, feature wall mounted radiator and ceiling spotlights. The property has a number of delightful features including decorative corning, wall paneling, traditional fireplaces, large windows, bay window, ornate tiled floor and a stained-glass window. The accommodation is generous and thoughtfully laid out for both family living and entertaining.

GARDEN

Auburn stands within a plot befitting of its stature, which frames the house with an impressive frontage from Maggie Woods Loan and features an attractive front garden, predominantly laid to lawn with a meandering stone pathway that provides access to the large south facing garden to the rear of the house which is bounded by a stone wall. Sheltered by mature trees and established herbaceous borders, it is something of a protected haven providing a sense of privacy and seclusion.

The garden offers various areas for seating to capture the sun throughout the day. There is a patio area to the rear of the house that can be accessed from the conservatory and provides an ideal entertaining space in the warmer months. The garden benefits from ornamental trees and fruit trees such as apple and plum.

Adjacent to the house is a log store and there is an outhouse to the rear that provides useful storage space for garden machinery and houses the hot water tank. There is a detached Double Garage with an electric up and over door.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK1 5EH.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

Council Tax - Band G

EPC Rating - Band D

Tenure

Freehold

Services

Mains electricity, water, gas and drainage.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

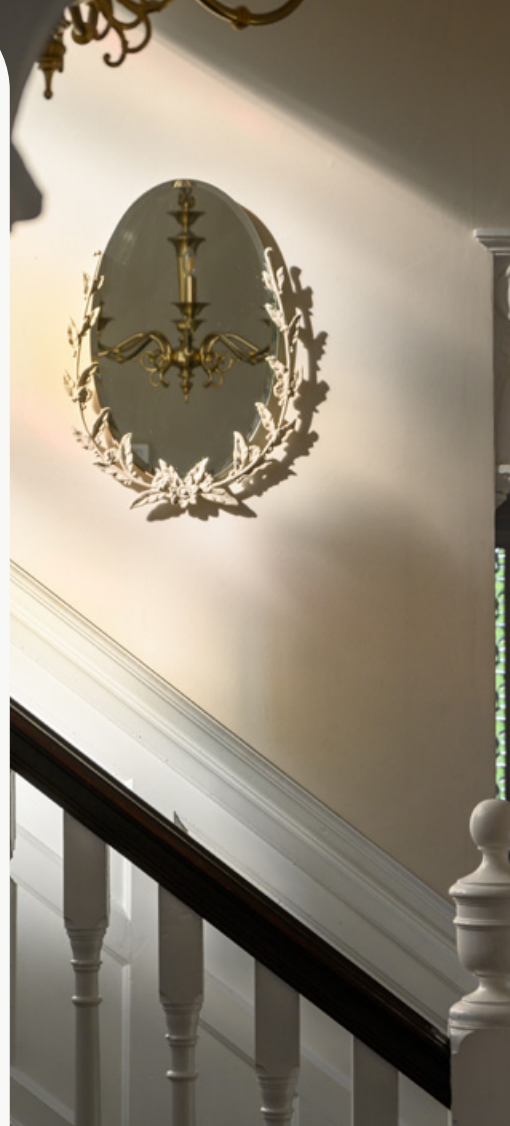
Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

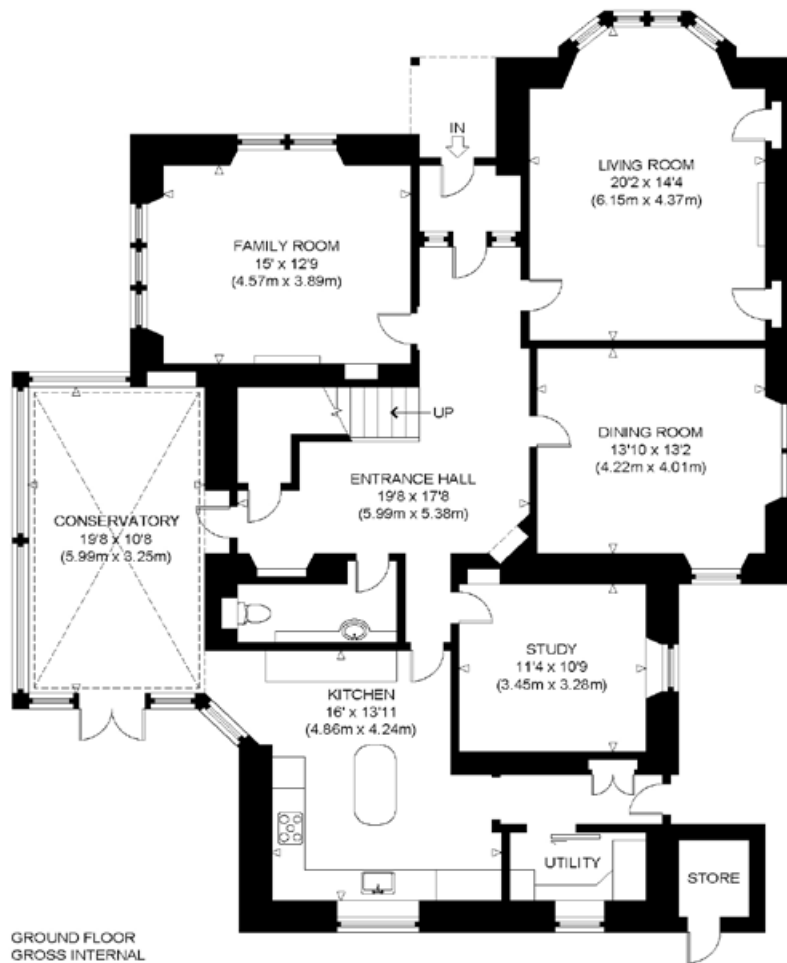
Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

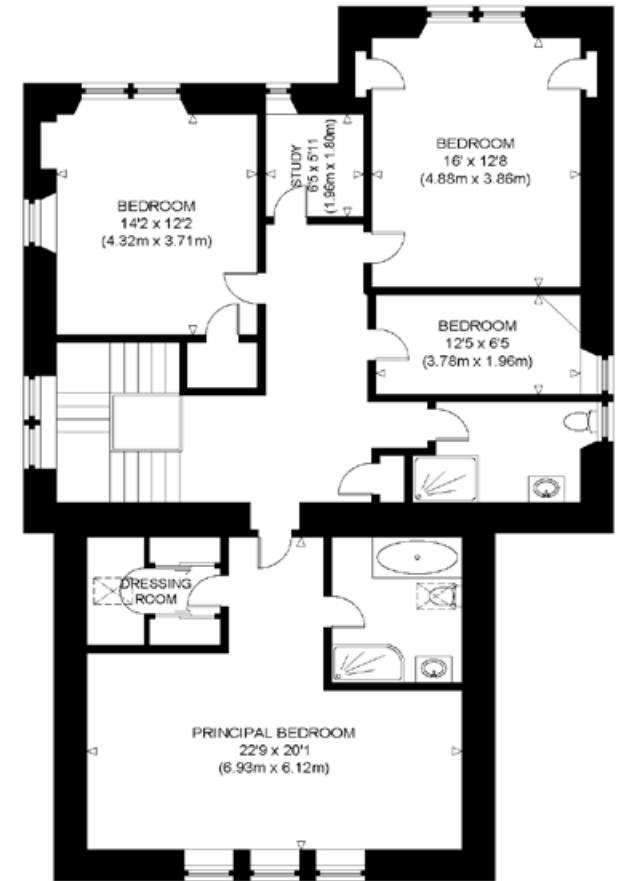
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1811 SQ FT / 168.4 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1386 SQ FT / 128.9 SQ M



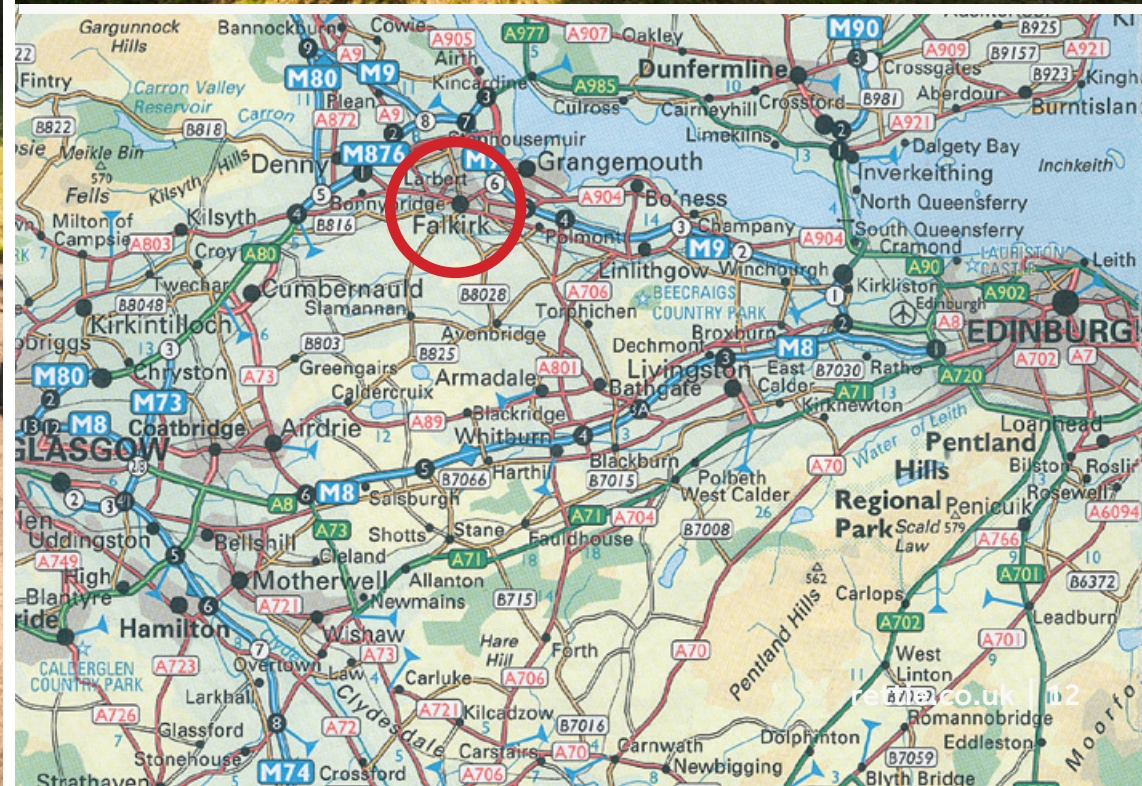
AUBURN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3197 SQ FT / 297.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk

RETTIE

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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