

12 Ormiston Drive

ALLOA, FK10 2HB



Walk in condition two-bed flat with a driveway and garden, perfect first-time buyer home



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McEwan Fraser Legal is delighted to present Ormiston Drive to the market. a truly exceptional two-bedroom home, presented to the market in immaculate walk-in condition. Nestled within a quiet and highly sought-after residential area, this stunning property has been thoughtfully and comprehensively renovated throughout to a very high standard, making it an outstanding choice for first-time buyers, downsizers, or anyone seeking a stylish and low-maintenance home.

Upon entry, you are immediately struck by the care and attention to detail that has gone into the refurbishment of this beautiful property. Every aspect has been finished to an exacting standard, with a fresh, modern décor, new flooring, quality internal doors, and tasteful fixtures and fittings throughout, creating a cohesive and elegant feel from room to room.

THE LIVING ROOM



The spacious living room offers a welcoming and comfortable setting, flooded with natural light thanks to its large window and providing ample space for both relaxing and entertaining.

THE KITCHEN



The newly fitted kitchen is a real highlight, featuring contemporary cabinetry, sleek work surfaces, and high-specification appliances, all designed with both functionality and style in mind, perfect for day-to-day living and hosting.





The property boasts two generously sized double bedrooms, both beautifully presented and offering a peaceful retreat from the day. Bedroom one is particularly spacious, while bedroom two also benefits from built-in storage, making it ideal for guests, children, or even a home office. Completing the interior is a stylish, fully renovated bathroom fitted with a modern three-piece suite, with elegant finishes.

THE BATHROOM



BEDROOM 1



BEDROOM 2



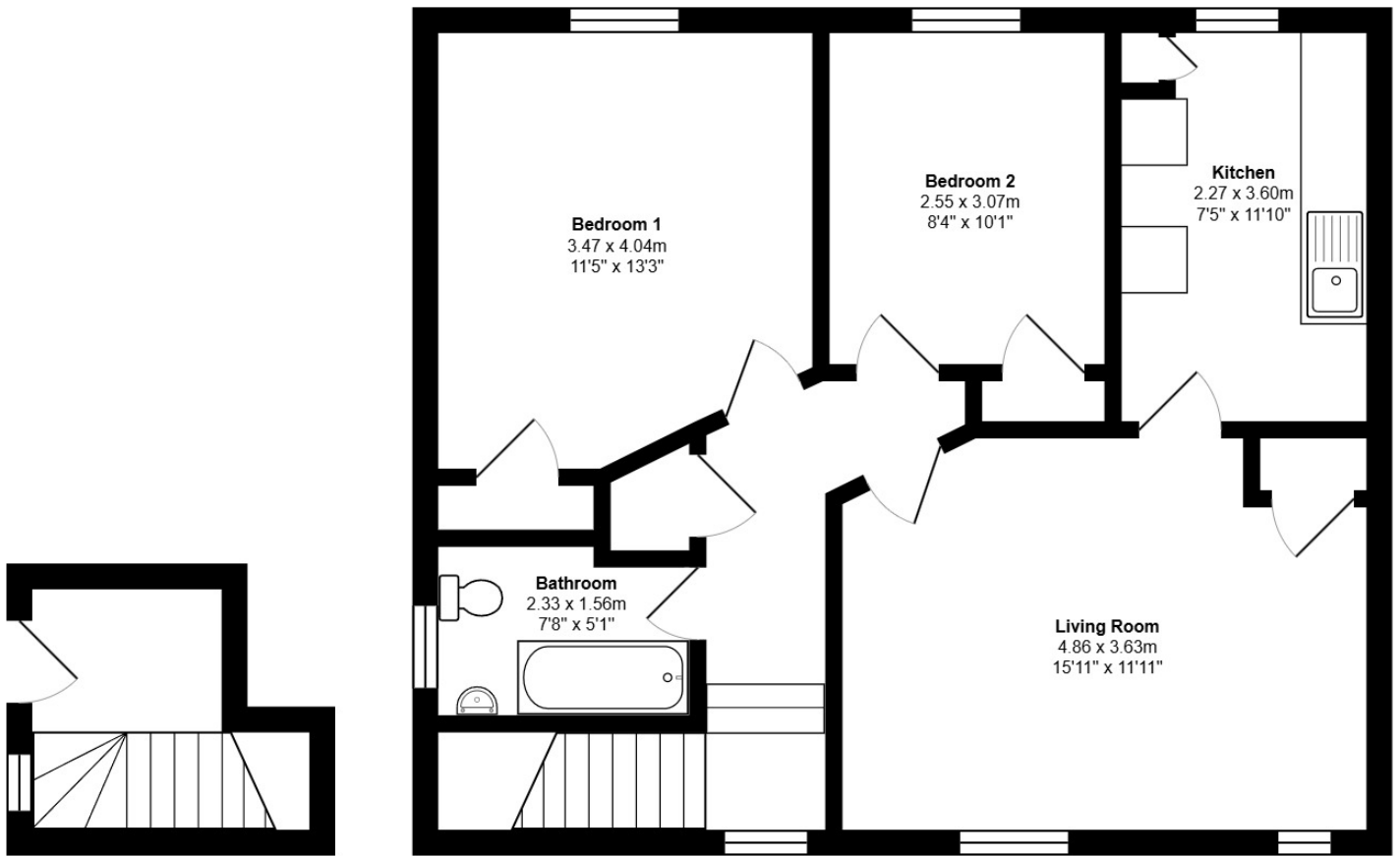
Externally, the home is complemented by a neat rear garden and driveway providing convenient off-street parking.

Perfectly located for access to local amenities, reputable schools, and excellent transport links, 12 Ormiston Drive offers both comfort and convenience in equal measure. With nothing left to do but move in and enjoy, this exceptional home is sure to attract strong interest. Early viewing is highly recommended to fully appreciate the quality, style, and finish on offer.

EXTERNALS

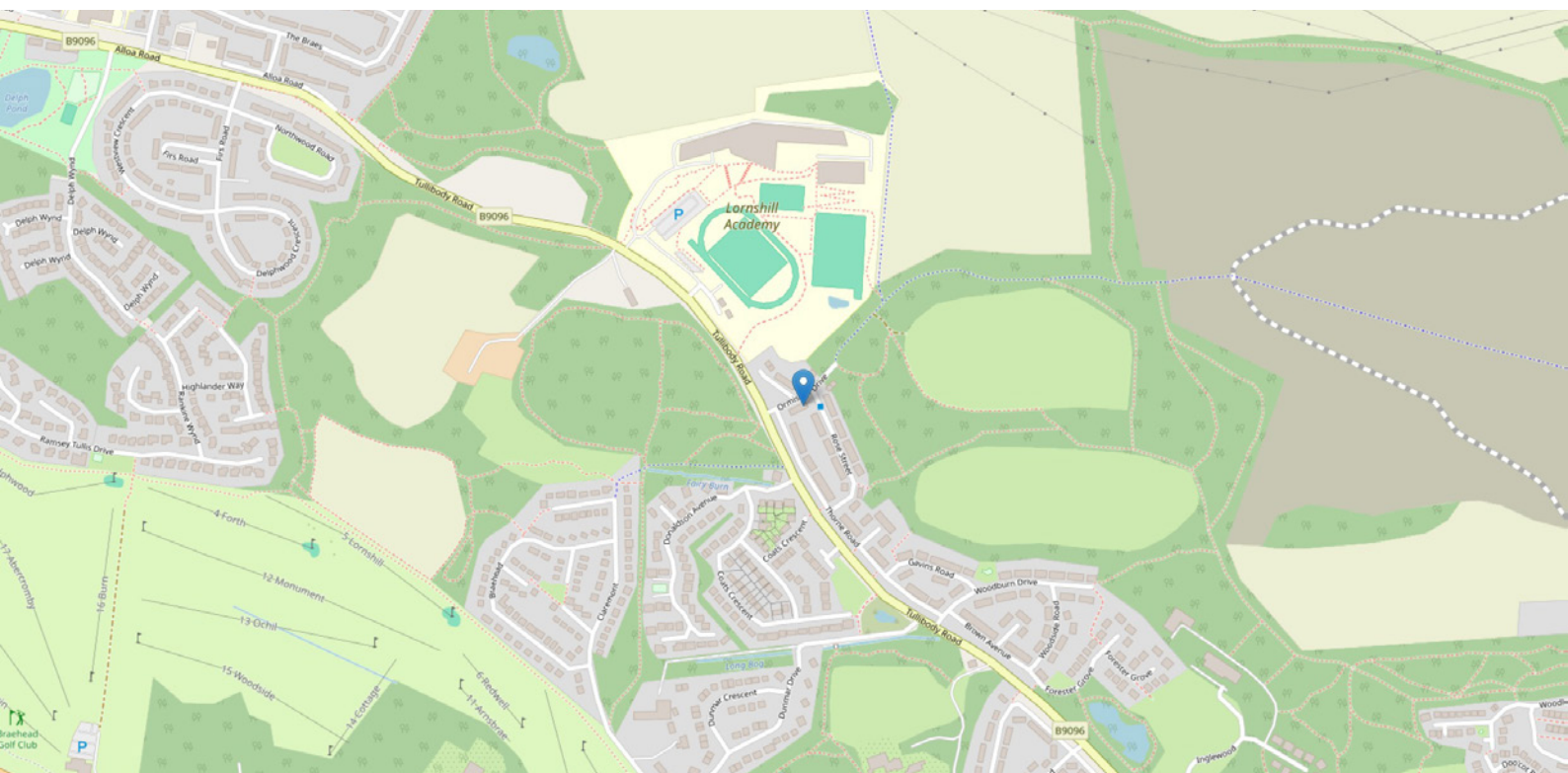


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

Ormiston Drive enjoys a prime location within a quiet and popular residential pocket of Falkirk, offering the perfect balance of tranquillity and convenience. The property is ideally placed for easy access to a wide range of local amenities, including supermarkets, independent shops, cafés, and restaurants. Falkirk town centre is just a short distance away and provides a vibrant mix of retail, leisure, and cultural options. Families are well catered for with a selection of highly regarded primary and secondary schools in the area, as well as nearby nursery and childcare facilities. Healthcare services, including GP surgeries, dental practices and pharmacies, are also conveniently close.

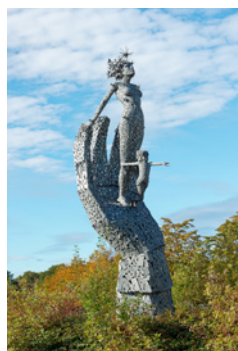




The property is excellently connected for commuters, with Falkirk High and Falkirk Grahamston railway stations both offering regular services to Edinburgh, Glasgow, and Stirling. For drivers, the M9 and M876 motorway links are easily accessible, making travel across central Scotland fast and efficient.

Leisure opportunities abound, with the nearby Helix Park – home to the world-famous Kelpies – offering scenic walking and cycling routes, play areas, and a visitor centre. Callendar Park and House also provide beautiful green spaces and historic surroundings to enjoy. A choice of gyms, sports centres, and golf courses can also be found within easy reach.

This well-connected and amenity-rich location makes 12 Ormiston Drive an excellent base for both lifestyle and convenience.



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