

22 Main Street

AVONBRIDGE, FALKIRK, FK1 2NF



*2 DOUBLE BEDROOM, SEMI DETACHED HOME,
WITH LONG DRIVEWAY AND SEPARATE GARAGE*



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McEwan Fraser Legal is delighted to present 22 Main Street to the market. Tucked away in the quiet village of Avonbridge, this well-presented two-bedroom semi-detached home offers a lovely blend of comfort, space and practicality – perfect for first-time buyers, downsizers, or anyone looking to enjoy village life with great access to Falkirk and beyond.

Step inside and you're welcomed by a bright and inviting entrance hallway, where the decorative tiled flooring immediately adds charm and character. This space sets the tone for the rest of the home – warm, welcoming, and full of potential.

From here, you're drawn into a spacious living room, where a large front-facing window fills the room with natural light. The feature log burner adds a real focal point and makes the space feel especially cosy. It's a generous room, ideal for relaxing or entertaining, and flexible enough to suit a variety of furniture layouts.

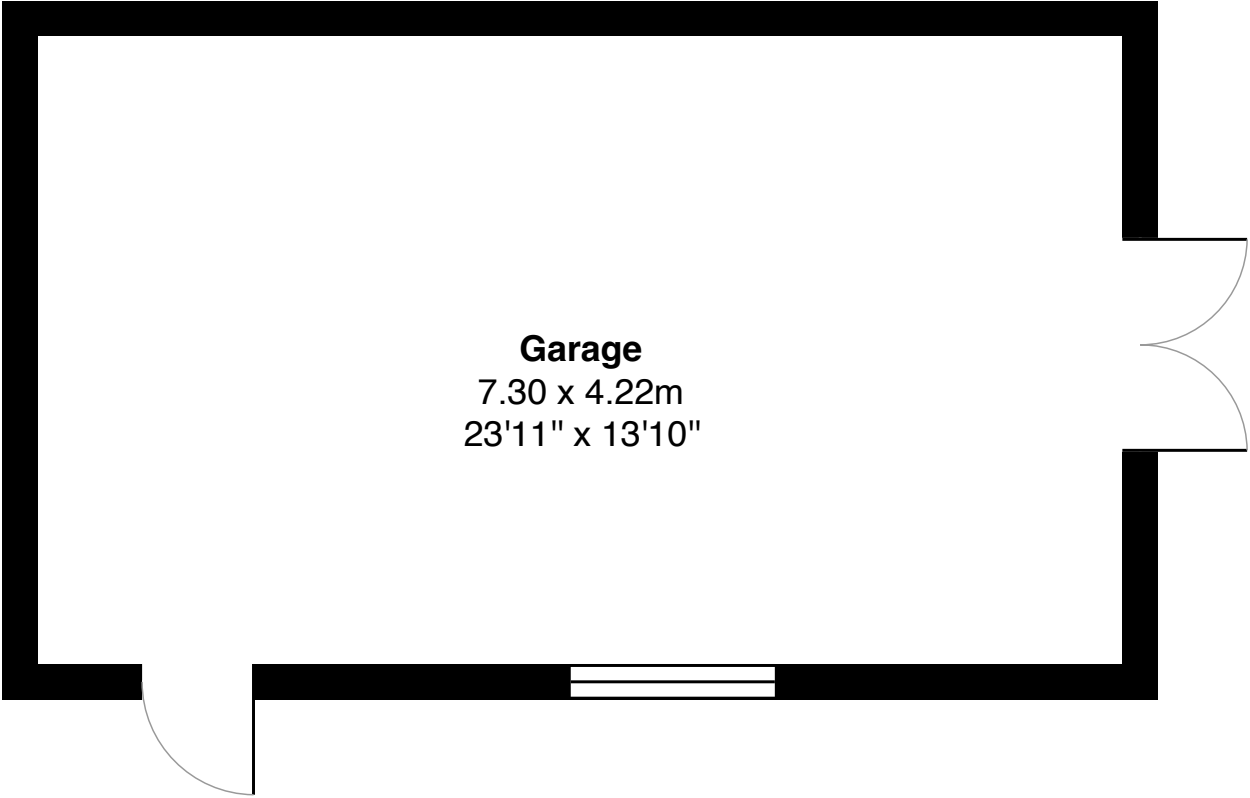


Just off the living room, the kitchen sits to the rear of the property. It's a well-sized breakfasting kitchen with traditional styling, featuring warm wood units, checkerboard tiled flooring, and a tiled splashback that gives it a timeless feel. There's ample worktop space and room to dine, along with direct access out to the rear garden and garage area.

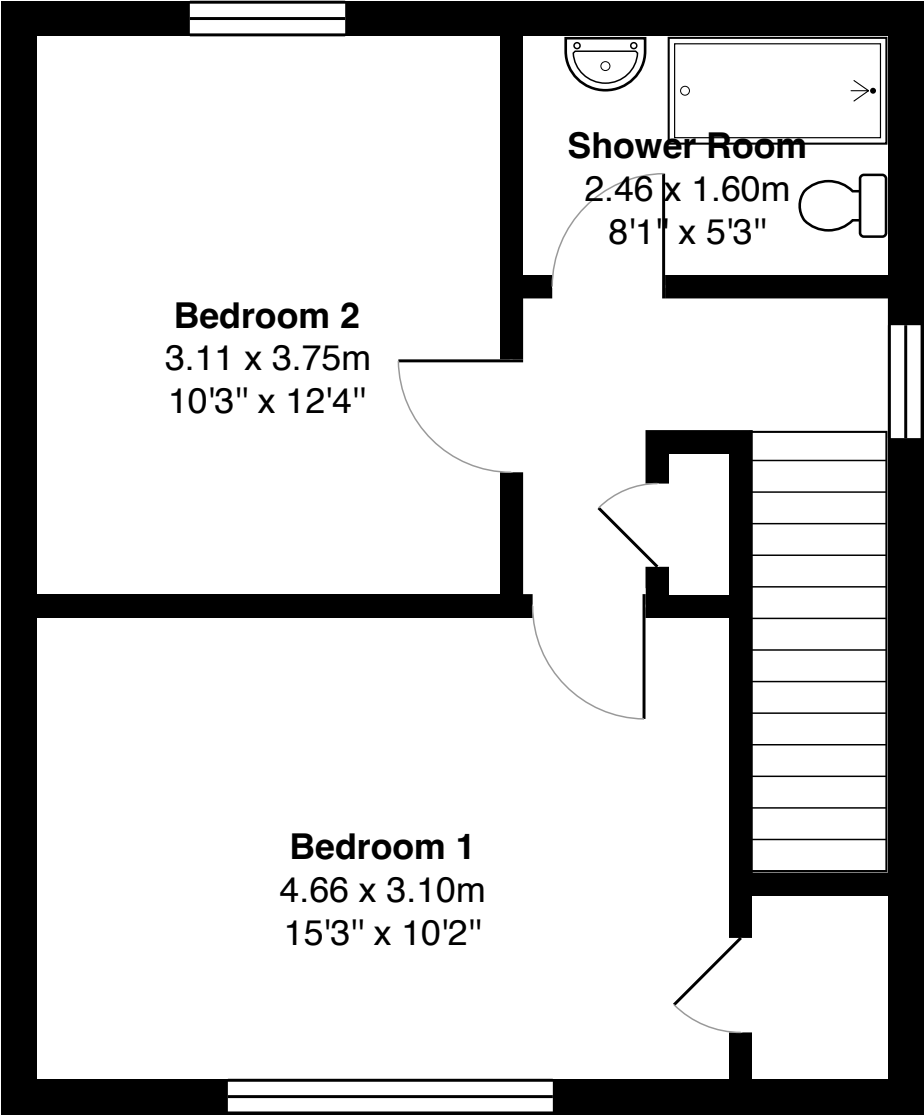
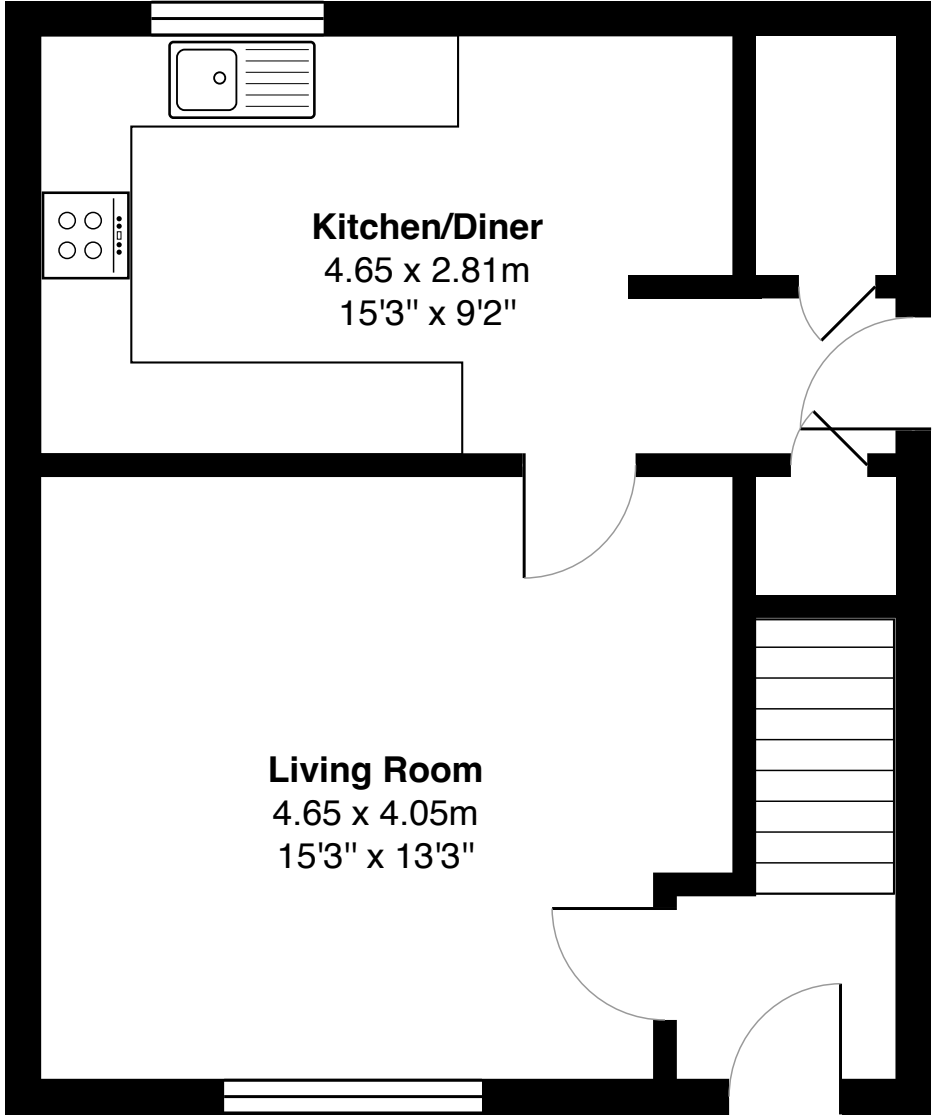




Upstairs, you'll find two comfortable double bedrooms, each with plenty of natural light and space for freestanding furniture. The family bathroom is fresh and modern, complete with a large walk-in shower and neutral tiling – ideal for busy mornings or relaxed evenings.



Gross internal floor area (m²): 81m²
EPC Rating: D





Outside, the home enjoys a long private driveway providing off-street parking for multiple vehicles. To the rear, there's a good-sized enclosed garden – mostly laid to lawn – along with a generous detached garage, perfect for storage, a workshop, or future projects.

Whether you're looking for your first home, a quiet retreat, or something with scope to personalise, this home could be the perfect match.



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