



Miller Homes, Plot 23, The Fulton Semi at Station Brae, Main Road, Maddiston, Falkirk, FK2 0LG

Beautifully Designed, Three Bedroom, New Build, Semi-Detached Home with Private Garden & Parking Space

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Property Description

Beautifully designed, three-bedroom, semi-detached home, with private gardens and parking space. Ideally located, in a modern and family-friendly, Miller Homes development in the village of Maddiston, Falkirk.

Comprises an entrance hall, a lounge, an open-plan dining kitchen, a laundry room, three bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

The Fulton at Station Brae is part of an exclusive development, offering versatile accommodation set over two floors, allowing flexibility to create a comfortable home to fit modern family life.

A stunning modern home, offering an impressive and adaptable floor plan, double glazing, and superb storage provision throughout.

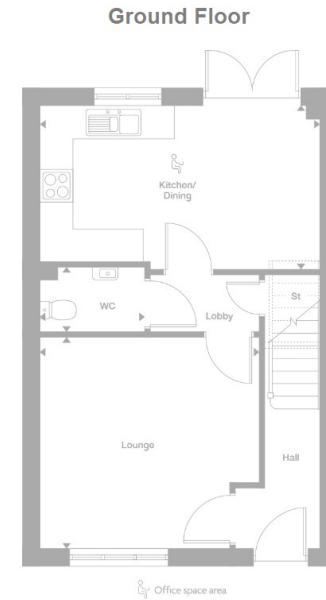
This energy-efficient home also includes French doors to a private garden, an allocated parking space, and well-kept communal grounds within the development.

A canopied entrance opens into a welcoming hallway, affording access to the stairs leading to the upper hall and opens through to a spacious, front-facing lounge offering under-stair storage and flexible space, creating an ideal setting for modern family life. With French patio doors accessing the rear garden, a light and airy kitchen provides a stunning open-plan design, perfect for both casual dining and formal entertaining; whilst set off the inner hall lobby is a convenient ground-floor WC.

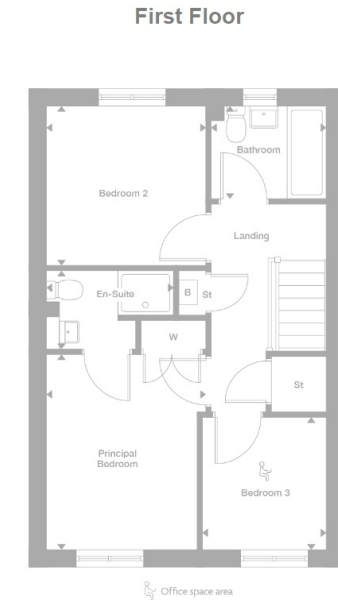
On the upper floor, the hall features two storage cupboards and provides access throughout. The principal bedroom is set to the front with a built-in wardrobe and an en-suite shower room. Two further flexible bedrooms are set to opposite aspects, similarly well finished with ample space for freestanding furniture, and offering the potential for a home office. Completing the accommodation, the family bathroom is set to the rear, perfectly designed for a three-piece suite.

Materials within the advert have been supplied by Miller Homes.

PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.



Lounge	13' 1" x 12' 8"
Kitchen/Dining	16' 7" x 9' 10"
WC	6' 2" x 3' 10"



Principal Bedroom	9' 6" x 11' 10"
En-Suite	7' 6" x 4' 8"
Bedroom 2	9' 7" x 9' 7"
Bedroom 3	7' 5" x 8' 0"
Bathroom	6' 11" x 5' 7"

Area Description

Station Brae is located in the leafy residential village of Maddiston, southeast of the large town of Falkirk, with the villages of Polmont, Brightons and Rumford surrounding, forming the Braes area of Falkirk. The village offers an ambience of countryside, including Laurie Park and golf courses at Braes Golf Centre, and Linlithgow Golf Club further afield. Maddiston and the surrounding areas

cover all amenities including grocers, pharmacy, restaurants, butcher, florist, and a hairdresser; whilst an Aldi supermarket and Tesco superstore also cater for within the area. The local primary school is on your doorstep, with Polmont rail station within easy reach for connection to Glasgow, Edinburgh and the central belt, as well as the M9 motorway to Edinburgh and Stirling.

