



Miller Homes, Plot 19, Carlton DA Semi at Station Brae, Main Road, Maddiston, Falkirk, FK2 0LG

Beautifully Designed, Three-Bedroom, Semi-Detached, New Build 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 Carlton 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, a dual-aspect lounge, 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 throughout the ground floor, including a convenient WC. Spanning the entire depth of the home, the living room benefits from generous, dual-aspect light and offers plenty of space and a versatile floor plan for freestanding furniture, creating an ideal setting for modern family life. Equally bright and well-proportioned, the kitchen incorporates a dining area, with French doors to the garden. The practical, open-plan design is perfect for both casual dining and formal entertaining, whilst a laundry room adjacent aids household management.

On the first floor, a master bedroom enjoys a generous room size and benefits from an en-suite shower room whilst, set to the opposite aspect, two further bedrooms provide good-sized versatile spaces offering flexibility and alternative options, with the potential of a home office. Completing the accommodation, a family-sized bathroom is 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.



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.





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