



**40 Dochart Crescent, Polmont, Falkirk, FK2 0RE**

## Property

Bright and spacious three-bedroom detached house located in a peaceful residential street in Polmont, a sought-after village in central Scotland.

Polmont is perfectly placed for access to Edinburgh, Glasgow and beyond. It is a highly regarded village Offering an excellent range of services.

The property would make a perfect family home with excellent storage space including an attached garage.

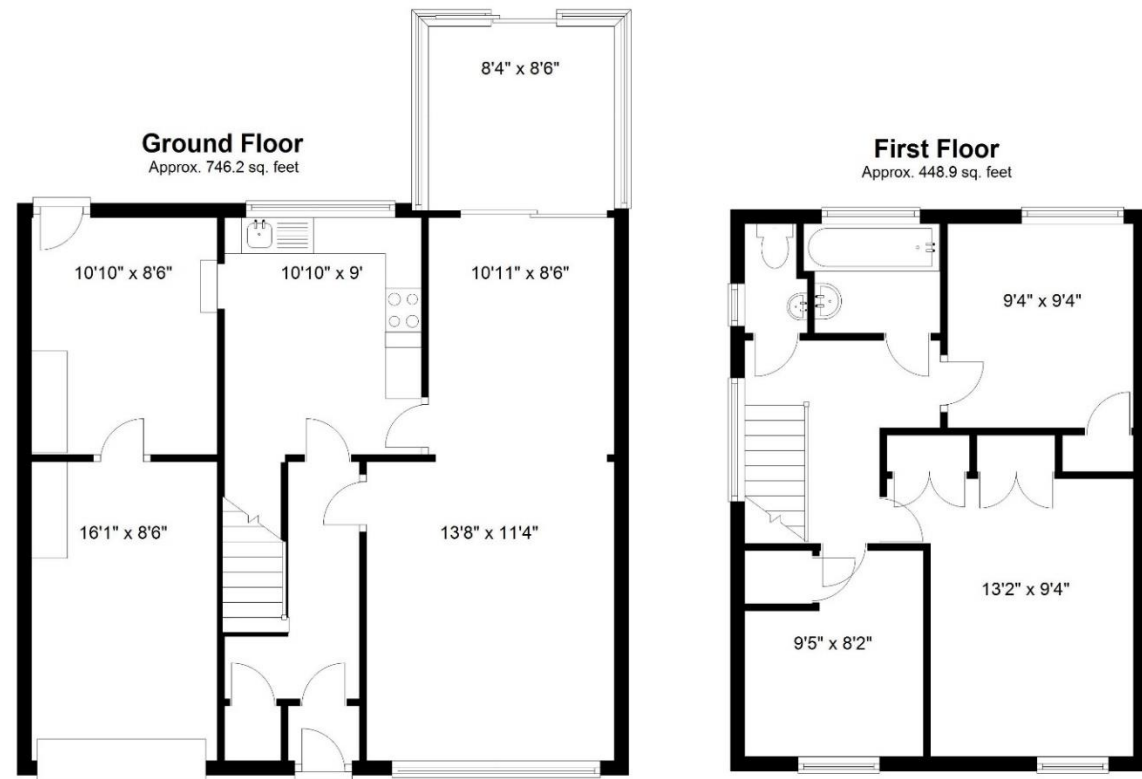
With a flexible floorplan and good-sized rooms throughout, the property benefits from two public rooms. The large lounge is open plan to a dining area which then leads to a sun room at the rear. The second public room can be used as a playroom, office or spare bedroom.

On the first floor are three double bedrooms, all with storage space, a bathroom with sink and separate WC.

**Gross Internal Floor Area:** 87 sqm or thereby.

Externally, a single car drive provides off-street parking and leads to the garage. The front garden is a mixture of stone and grass.

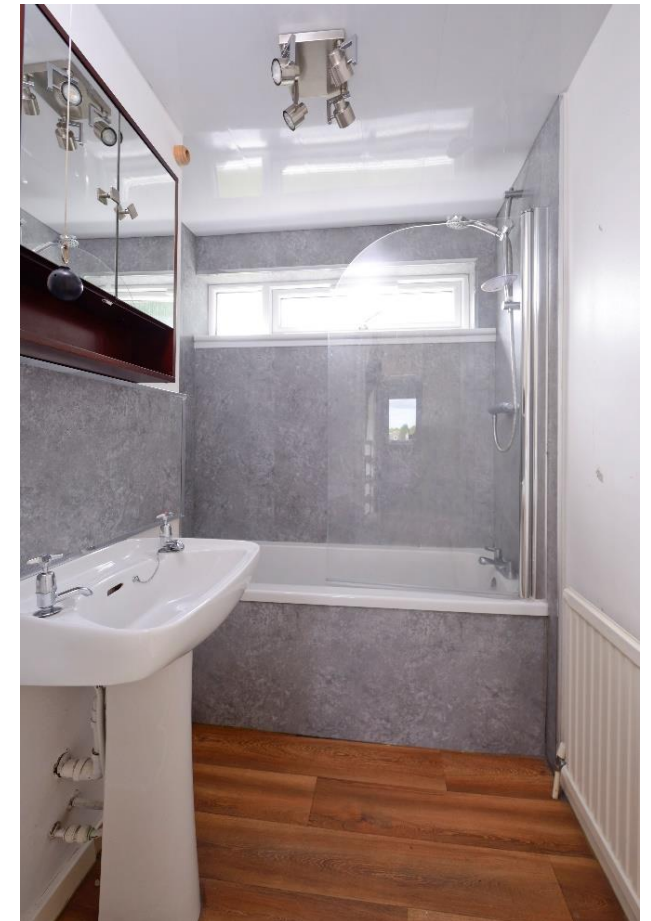
A path to the side of the house leads to the rear garden which is fully enclosed, featuring a lawn space, patio and trees and shrubbery.



## Local Area

The village of Polmont offers an excellent range of local shopping, schooling, civic and recreational facilities. Nearby Falkirk lies close by and offers a wider range of amenities as expected of a major town.

The property lies within walking distance of Polmont Station which provides main line rail links to the cities of Edinburgh and Glasgow. The property is situated conveniently for access to the nearby M9 motorway which provides junctions for many central Scottish centres of business including Edinburgh, Grangemouth Fife, Falkirk, Stirling and Glasgow.



## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 2402263  
Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

