



pop  
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# 80 Hirst Crescent, Fallin

3 bedroom semi-detached house for sale

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Offers Over £198,000 Freehold

## Description

Situated within a popular residential area of Fallin, this three bedroom semi detached home offers comfortable family living with the added benefit of a substantial detached garden room.

The welcoming entrance hall leads into a bright lounge, while the separate dining room provides useful additional space for family meals or entertaining.

The fitted kitchen offers a good range of base and wall units with complementary work surfaces, and a downstairs WC adds further convenience.

Upstairs, the principal bedroom is a comfortable double, with two further bedrooms providing flexible accommodation for family, guests or those working from home. A smartly finished shower room completes the accommodation.

One of the real highlights of this home is the detached garden room within the rear garden. This substantial additional space includes a kitchen and living area, separate bedroom and additional shower room, offering plenty of flexibility depending on the needs of the new owner. It could provide useful space for visiting family, hobbies, working from home or simply somewhere separate from the main house to relax and unwind.



Externally, the enclosed rear garden includes a paved patio and lawn, creating a pleasant space for outdoor seating and entertaining. A private driveway to the front provides off street parking, while the detached garden room adds a level of versatility that is rarely found with a traditional three bedroom semi detached home.

Fallin offers a range of everyday amenities, with local shops, community facilities and nursery provision close by. Stirling is also within easy reach, providing a wider selection of shops, restaurants, leisure facilities and services, while regular bus connections and nearby road links make travelling throughout the surrounding area straightforward.

With comfortable accommodation, private parking and a highly versatile detached garden room, this is an appealing home for buyers looking for more space and flexibility than a traditional three bedroom property can offer.

Council Tax Band: C  
Tenure: Freehold  
Parking options: Driveway

**Tenure**  
Freehold

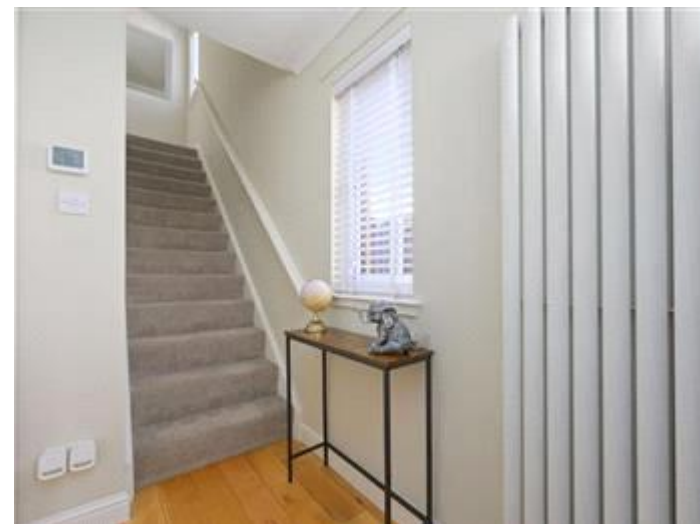
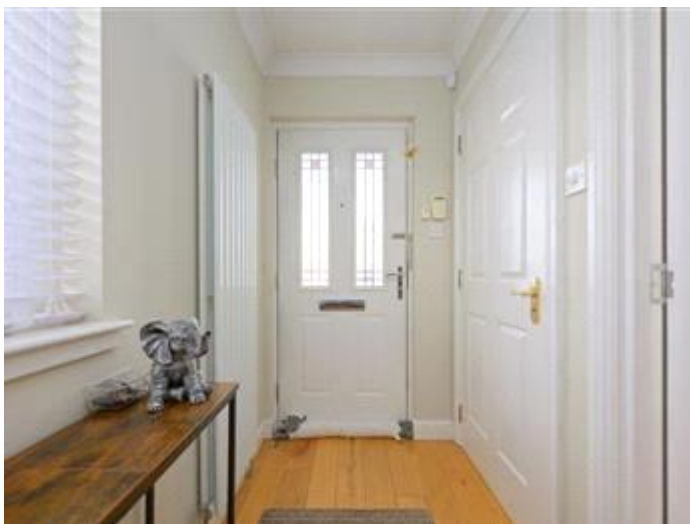


## 80 Hirst Crescent, Fallin, FK7 7HW

Total Area: 90.1 m<sup>2</sup> ... 970 ft<sup>2</sup>

All measurements are approximate and for display purposes only





| Energy Efficiency Rating                                                                                                                                                         |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                   |                         |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|
|                                                                                                                                                                                  | Current                 | Potential |                                                                                                                                  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92-)                                                                                                                             |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-)                                                         |                         |           |
| A                                                                                                                                                                                |                         |           | A                                                                                                                                |                         |           |
| (81-91)                                                                                                                                                                          |                         |           | B                                                                                                                                |                         |           |
| B                                                                                                                                                                                |                         |           | B                                                                                                                                |                         | 83        |
| (69-80)                                                                                                                                                                          |                         |           | C                                                                                                                                | 76                      |           |
| C                                                                                                                                                                                |                         |           | C                                                                                                                                |                         |           |
| (55-68)                                                                                                                                                                          |                         |           | D                                                                                                                                |                         |           |
| D                                                                                                                                                                                |                         |           | D                                                                                                                                |                         |           |
| (39-54)                                                                                                                                                                          |                         |           | E                                                                                                                                |                         |           |
| E                                                                                                                                                                                |                         |           | E                                                                                                                                |                         |           |
| (21-38)                                                                                                                                                                          |                         |           | F                                                                                                                                |                         |           |
| F                                                                                                                                                                                |                         |           | F                                                                                                                                |                         |           |
| (1-20)                                                                                                                                                                           |                         |           | G                                                                                                                                |                         |           |
| G                                                                                                                                                                                |                         |           | G                                                                                                                                |                         |           |
| Not energy efficient - higher running costs                                                                                                                                      |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                  |                         |           |
| Scotland                                                                                                                                                                         | EU Directive 2002/91/EC |           | Scotland                                                                                                                         | EU Directive 2002/91/EC |           |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. |                         |           | The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) |                         |           |

Viewing by appointment only

Pop Homes - Head Office

45 Vicar Street, Falkirk, Stirlingshire FK1 1LL

Tel: 01324 614 014 Email: [contact@pophomes.co.uk](mailto:contact@pophomes.co.uk) Website: <http://pophomes.co.uk>