



 O'MALLEY

21 Jarvie Road  
Falkirk, FK2 9FD

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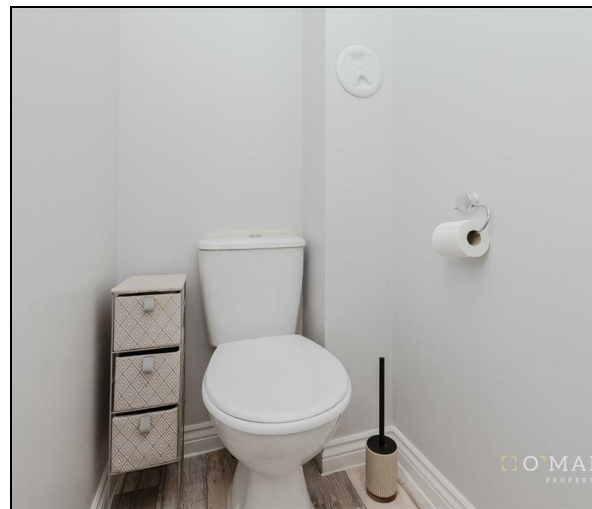
## Description

O'Malley Property are delighted to present to the market this well presented three bedroom end terraced home, located within the popular residential area of Jarvie Road,

Upon entering the property, you are welcomed into a inviting hallway which provides access to a convenient ground floor W/C, the staircase to the upper level and the kitchen. The kitchen is well laid out with a good range of storage units and benefits from ample space for a dining area, making it ideal for everyday family use. Positioned at the end of the hallway, the living room is bright and spacious, featuring useful built in storage and French doors which open directly out to the rear garden, creating a pleasant flow between indoor and outdoor living.

On the upper level of the property, the accommodation comprises three well proportioned bedrooms. The master bedroom benefits from built in storage and its own en suite shower room. Bedroom two is a great sized double, while bedroom three offers flexible use as a bedroom, home office or nursery. Completing the upper level is the family bathroom, fitted with a toilet, wash hand basin and bath, along with additional storage located off the hallway.

Externally, the property enjoys a private rear garden laid with a combination of decking and lawn, providing an excellent space for relaxing or entertaining. The end terrace position adds to the sense of privacy and outdoor space. The property further benefits from one allocated car parking space, located in the car park to the rear of the home. This attractive property offers comfortable modern living in a convenient and well connected location.




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**“Spacious Property”**

## Location

Jarvie Court is situated in the well established residential area of Redding, offering a peaceful and family friendly environment while still being close to everyday conveniences. The location benefits from easy access to local shops, schooling options and recreational facilities, with Falkirk town centre just a short distance away for a wider range of amenities, dining and transport links. Excellent road connections, including routes to the M9, make commuting to Stirling, Edinburgh and Glasgow straightforward, while nearby bus services add further convenience.

## Lounge

14'11" x 13'6"

## Kitchen

10'10" x 8'1"

## W/C

6'0" x 2'9"

## Master Bedroom

8'10" x 8'3"

## En-suite

7'8" x 4'5"

## Second Bedroom

7'9" x 9'11"

## Third Bedroom

7'3" x 6'9"

## Bathroom

6'0" x 5'6"

## Home Report

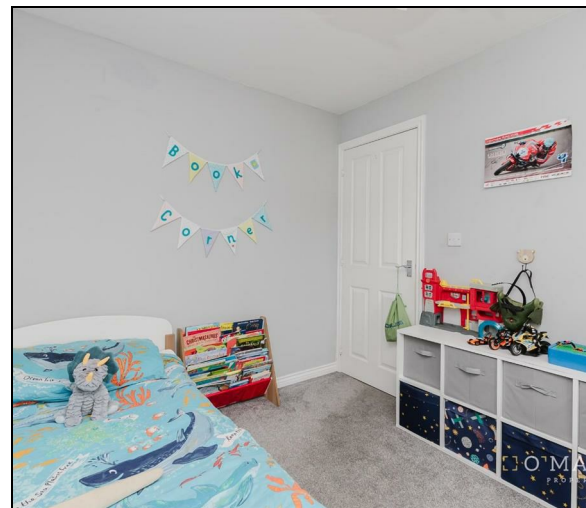
The home report is available upon request.

## Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale

## Misdescriptions Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



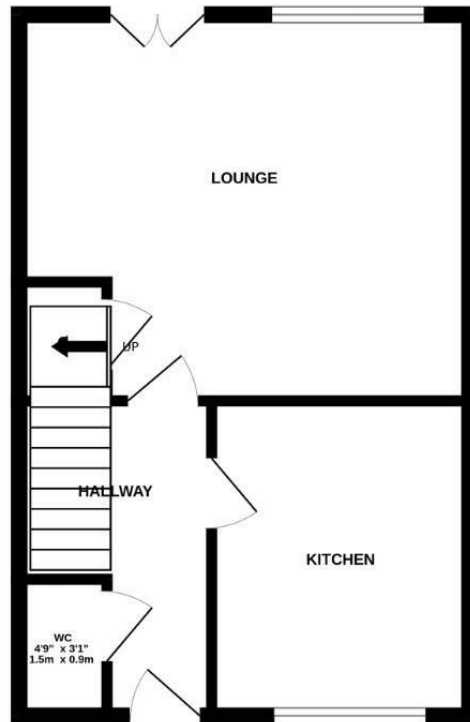
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**Offers Over £209,995**

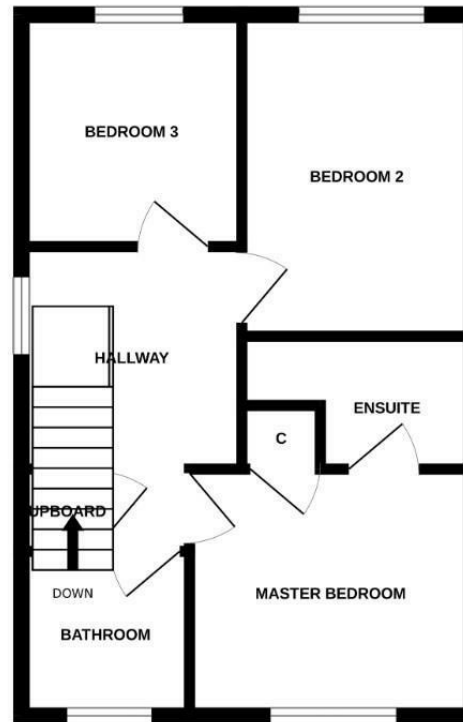
**Viewing 9am - 9pm 7 days a week**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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