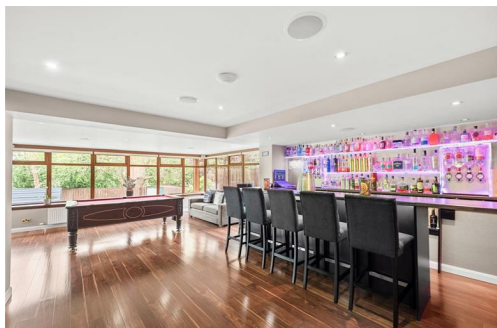




Merchiston Terrace
Falkirk FK2 7JJ

Suite 5/263 Overland Suites Main Street, Larbert,
Falkirk, Stirlingshire, FK5 4UP



We are proud to present to the market this architecturally enhanced and substantially extended five-bedroom residence, quietly nestled within a small and desirable cul-de-sac in New Carron. Finished to a meticulous standard and designed for modern family living, Andorra offers an expansive 2,949 square feet of internal accommodation across three beautifully planned levels, paired with generous landscaped gardens totalling 3,498 square feet. EPR: C

This is a home that combines substance with style — from the cutting-edge smart home integration to bespoke storage solutions and curated interior detailing, every inch of this property has been carefully thought

Main Living Levels:

- Four spacious double bedrooms on the upper floors — each with its own private ensuite bathroom, ideal for busy family mornings or visiting guests. The master suite also includes a luxurious four-piece bathroom with soaking tub and a specially commissioned full wardrobe system.
- Fifth bedroom/home office on the lower ground floor — adjacent to a stylish wet room and offering excellent flexibility for multi-generational living or home-based professionals.
- A stunning open-plan kitchen and breakfast area, reconfigured as part of the 2015 renovation, features modern cabinetry, integrated appliances, and direct access to the family room, ideal for entertaining and everyday living.
- Formal lounge and dining room, providing the perfect retreat for evening relaxation or hosting.

Lower Ground Level – The Entertainer's Dream:

- A standout custom-built bar and games room featuring full-size pool table space, a 50" wall-mounted TV (included in sale), bi-fold doors to a decked terrace, and an 8-zone audio system for immersive sound throughout.
- This level is perfectly suited as a teenage hangout, entertainment suite, or private guest accommodation.
- Includes a fully equipped gym room, large utility room with separate storage (approx. 9m²), and additional living space.



Technology & Comfort Throughout

- Full smart-home control system for lighting, sound, and security
- Eight-zone multi-room audio system with individual room controls
- Three wireless access points ensure reliable WiFi coverage across all levels
- Three-zone Hive heating system for efficient climate control
- Colour-changing LED lighting, thermostatic showers, and UPVC windows
- External infrared wall heaters across garden tiers for year-round outdoor comfort
- Several external sockets and practical storage areas thoughtfully integrated into the layout

Set minutes from Falkirk town centre, Andorra is ideally positioned for easy access to:

- Top local amenities including Lidl, Co-op, Greggs, and a local chemist
- Highly regarded nursery, primary, and secondary schools
- Excellent commuter links to Glasgow, Edinburgh, and Stirling via nearby motorway and train networks

Included with the Sale:

- All flooring, window blinds, and light fittings (including downlighters)
- Integrated double electric oven, microwave, dishwasher, gas hob & extractor
- All mirrors in bathrooms and ensuites
- All TV brackets, 8-zone audio system, 3 access points
- Hive smart heating system
- Wall-mounted 50" TV in bar
- Fitted garden shed

"Andorra" is more than a home – it's a lifestyle upgrade. With spacious interiors, top-tier tech, and beautiful design inside and out, it's ready for you to move in and make it your own.

Formal Lounge/dining Room

11'10" x 23'7"

Family Room

14'4" x 15'8"

Kitchen/Breakfasting Room

8'9" x 16'2"

Bedroom Four (on ground floor)

8'6" x 14'1"

Bathroom;

5'6" x 10'0"

Master Bedroom:

16'3" x 17'3"

Master En-Suite:

7'10" x 10'4"

Bedroom Two

12'4" x 15'9"

En-suite

6'3" x 7'10"

Bedroom Three;

10'8" x 16'4"

En-Suite

3'11" x 10'5"

Bar Area;

12'1" x 18'4"

Pool area/Conservatory

13'9" x 18'3"

Gym:

8'8" x 11'1"

Utility Room:

6'7" x 8'8"

Office/ Bedroom Five

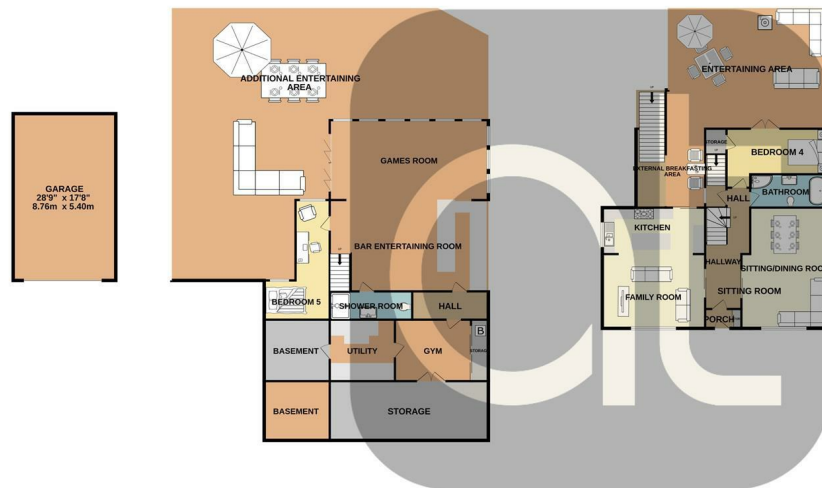
8'4" x 14'4"

- Master with luxurious 4-piece ensuite + bespoke wardrobes
- 5th bedroom/home office with wet room access
- Formal lounge with open plan dining
- Stunning family kitchen with island & breakfasting area
- Spacious lower ground floor bar + full-size pool/games area
- Bi-fold doors leading to elevated deck – perfect for entertaining
- Gym & large utility room with separate storage space
- Full smart-home system: 8-zone audio, lighting control, 3-zone Hive, 3 wireless access points
- Thermostatic showers, UPVC windows, infrared garden heaters
- Extensive garden space with infrared heating

BASEMENT
4120 sq.ft. (382.8 sq.m.) approx.

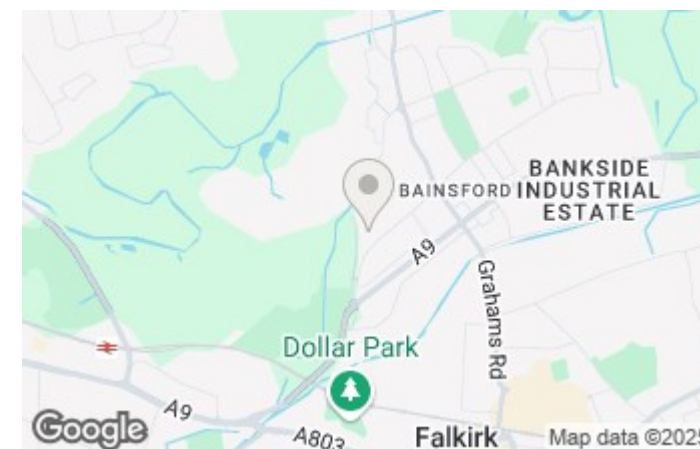
GROUND FLOOR
1870 sq.ft. (173.8 sq.m.) approx.

1ST FLOOR
1413 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA: 7403 sq.ft. (687.8 sq.m.) approx.

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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