



18 Albert Road, Falkirk

Offers Over £360,000



18 Albert Road

Falkirk, Falkirk

Carol Lawton and RE/MAX Estates Linlithgow are thrilled to present this Detached Bungalow in the popular area in Falkirk.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Vestibule

4' 5" x 3' 3" (1.34m x 1.00m)

The vestibule features a PVC door with a porthole window, complemented by a glass feature window above, allowing light to filter through. It boasts a high ceiling and tiled flooring, creating a welcoming and airy entrance. The space provides direct access to the hall, serving as a practical and stylish entryway to the home.

Hallway

19' 10" x 4' 5" (6.04m x 1.35m)

The hallway features carpet flooring, a central ceiling light, high ceilings, and a radiator, creating a welcoming and well-lit passage. It provides convenient access to all bedrooms, the lounge/diner, kitchen, shower room, and office space, making it a central and functional part of the home.

Lounge and Dining Room

34' 7" x 19' 7" (10.54m x 5.96m)

This open-plan lounge and dining room is bright and welcoming, featuring a large front-facing window, a side patio with sliding doors, and a generous rear-facing window offering beautiful views of the garden. Two skylights, spotlights, and a hanging lamp over the dining area enhance the natural and ambient lighting throughout. The room is fitted with carpet flooring and three radiators, ensuring comfort year-round. A charming coal fire with a built-in surround serves as a focal point, adding warmth and character. The spacious layout provides ample room for free-standing furniture, while the dining area comfortably accommodates a table, chairs, and a sideboard—making this an ideal space for family gatherings and entertaining guests.

Office Recess

11' 10" x 5' 1" (3.61m x 1.55m)

This versatile room offers potential for a variety of uses, including as an office space. It features carpet flooring, a radiator, and a central ceiling light, while high ceilings and decorative corning add character and a sense of spaciousness.

Kitchen space with natural light and creating a bright, airy atmosphere.





Kitchen

10' 5" x 9' 7" (3.17m x 2.93m)

The kitchen features a rear-facing window and a half-glazed PVC door, allowing plenty of natural light to brighten the space. It is fitted with vinyl flooring, a radiator, strip lighting, and additional lights under the cupboards for enhanced visibility. The walls benefit from attractive splashback tiles, and the room offers ample storage with numerous cupboards. Integrated appliances include a fridge, freezer, dishwasher, oven, grill, extractor fan, and gas hob. A stainless steel sink with a mixer tap and mid bowl adds functionality, and a free-standing washing machine, kindly gifted by the owner, is also included.

Shower Room

6' 3" x 6' 3" (1.90m x 1.90m)

The shower room benefits from a rear-facing opaque window and durable vinyl flooring, complemented by a stylish stainless steel chrome radiator and modern spotlighting. It features a sleek vanity unit incorporating a WC, sink with mixer tap, and convenient storage cupboards beneath. A walk-in shower cubicle with a pivot door and mains shower provides both comfort and practicality. The space is finished with contemporary wet wall panels and a striking half-mirror feature wall, creating a bright and polished look.

Bedroom One

15' 1" x 11' 11" (4.60m x 3.62m)

The primary bedroom boasts a large front-facing bay window overlooking the garden, allowing natural light to fill the space. It is fitted with comfortable carpet flooring, a central ceiling light, and a radiator for warmth. This spacious double room offers ample space for free-standing furniture and is enhanced by its high ceilings and decorative cornicing, adding character and elegance to the room.





Bedroom Two

10' 4" x 10' 11" (3.14m x 3.34m)

This good-sized double bedroom features a front-facing window with pleasant views of the garden, filling the room with natural light. It has soft carpet flooring, a central ceiling light, and a radiator for comfort. The room benefits from high ceilings and offers plenty of space for free-standing furniture, creating a bright and inviting atmosphere.

Bedroom Three

10' 11" x 9' 2" (3.32m x 2.79m)

This versatile room features a side-facing window that allows natural light to enter, along with carpet flooring, a central ceiling light, and a radiator for comfort. The high ceilings enhance the sense of space, and there is convenient access to attic storage. Well-proportioned and adaptable, this room could serve equally well as a comfortable bedroom or a practical home office.

Attic Storage Space

This spacious attic area is fully floored and thoughtfully designed with built-in storage units featuring hidden doors. A rear-facing window offers a delightful view of the back garden, filling the space with natural light and creating a bright, airy atmosphere.





FRONT GARDEN

The front garden is thoughtfully designed with paved areas and stairs leading up to the front door, complemented by an iron gate for added security. It features varied levels adorned with stones and mature bushes, creating visual interest while remaining low maintenance. This welcoming outdoor space blends practicality with a touch of natural charm.

REAR GARDEN

The rear garden boasts a spacious lawn bordered by mature hedges, providing both security and privacy. Monoblocking paving leads to a double garage with electric doors and a side access door for convenience. The garage is equipped with a workbench, power, and lighting, making it highly functional. The driveway can accommodate up to four cars, and the outdoor space is enhanced with lighting, a working water tap, and a storage box for coal or firewood, combining practicality with outdoor enjoyment.

GARAGE

Double Garage

The double garage sits separate from the main dwelling and features electric doors for easy access. A side door and window provide natural light, while a fitted workbench offers additional functionality. Spacious and versatile, it's ideal for vehicle storage, hobbies, or use as a well-equipped workshop.

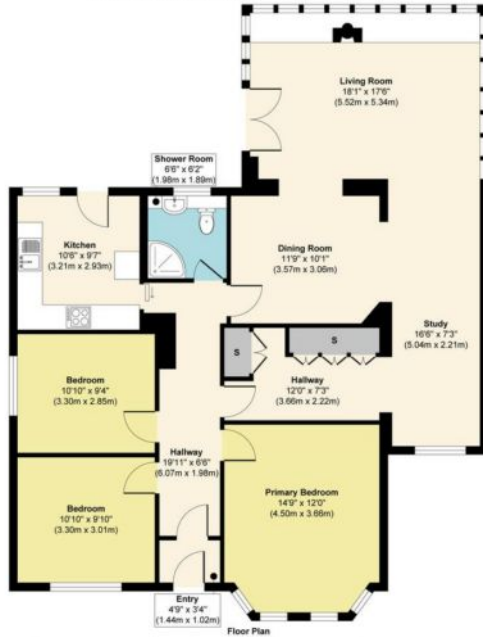
DRIVEWAY

4 Parking Spaces

A long, easy-to-maintain monoblock driveway extends to the side of the property, providing ample parking space for several vehicles. Its durable surface ensures low upkeep while offering convenient access to both the main dwelling and the detached double garage.



18 Albert Road, Falkirk, FK1 5LS



Approx. Gross Internal Floor Area 1300 sq. ft / 120.80 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	75
England, Scotland & Wales	EU Directive 2002/91/EC	



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