



Glencairn Street
Falkirk FK1 4LY

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



Alexander Taylor is delighted to bring to the open market this outstanding three bed semi detached villa, which is situated within the area known locally as Camelon, which sits westerly to the town of Falkirk. We should point out that, this house, is only a short walk to the world renowned "Falkirk Wheel." This worldwide attraction has so much to offer. Throughout the year there are events held here, along with an excellent restaurant, play area and shop. There are many activities to take part in, which includes boat rides on the canal. You will also find a McDonalds and Teso store are within walking distance or short drive. For dog lovers, you will be spoiled for choice with the vast, parks and open areas there are to let your perfect pooch run, play and have fun.



As we have mentioned our client has had many upgrades carried out over a period, which just adds to all this super home has to offer. Just recently decorated throughout, in a modern theme, you will be able to just move straight in.

Let us now have a look at what is on offer:

On arrival to the property, you will notice it sits proudly at the head of the cul-de-sac. Our clients have replaced both the front and rear doors. There is a double mono block driveway and detached single garage, which is fitted with two large sliding doors which open into the rear gardens, there is also a front up and over door to the front. Internally, the lounge is spacious and features a large picture window. The fire and surround will form part of the sale. The lounge is open plan to the staircase. The dining kitchen was re-fitted just over four years ago and will come with your induction Hob, electric Oven, and a feature Extractor. The family bathroom is on the round floor and has been replaced with a white suite and an over the bath electric shower, which was replaced only three weeks ago.





The upper accommodation offers three full sized double bedrooms. The master bedroom has a full wall of fitted wardrobes. Bedroom two has newly fitted illuminated wardrobes. Bedroom three, has a free-standing wardrobe and chest of drawers both of which w form part of the sale.

On a more practical basis, the heating is supplied by a gas fired system and the boiler was replaced 4-5 years ago. The windows were replaced, three years ago and will come with the balance of a ten-year guarantee. The loft has been re-insulated and cavity wall insulation has been installed. The rear decking was fitted in 2023 and the fence to the rear gardens was replaced two years ago. Storage can be found within the rear hallway, lounge, and bedroom two and three. The loft can be accessed via a "Ramsay Loft Ladder."

Externally the rear gardens are fully landscaped to a minimal maintenance standard. The decking is elevated. The remaining gardens are paved, and you have side aces to the garage.

Overall, it is not often that you find a super-sized home, which is in immaculate condition throughout.



Items included within the sale are:

- All flooring
- All Window Blinds
- All Curtain poles
- Fire and surround.
- All TV Brackets
- Single stainless steel finish Induction Hob
- Feature Extractor
- Single stainless Steel finish Oven
- Free standing wardrobe in bedroom three
- Chest of draws in bedroom three.

Lounge
16'0" x 26'6"

Dining Kitchen
11'10" x 19'7"

Bathroom
6'8" x 6'11"



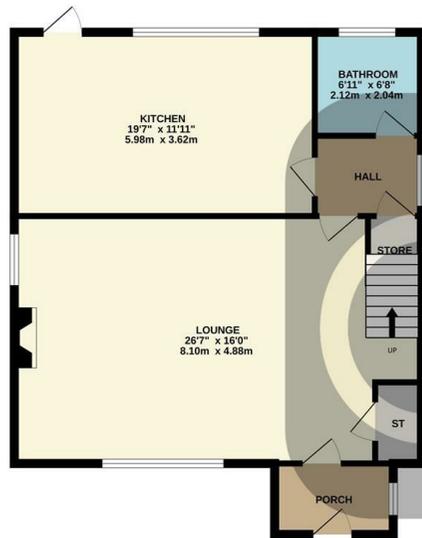
- Larger style three bedroom Semi Detached
- Cul-de-sac location
- Newly fitted PVC Double Glazing 2021
- Front and rear doors have been replaced
- Kitchen has been re fitted in 2023
- Bathroom has been replaced in 2020
- Boiler has been replaced 4-5 years ago
- Open out look to the rear
- Double Mono Block driveway
- Council Tax banding;

Master Bedroom
12'9" x 19'6"

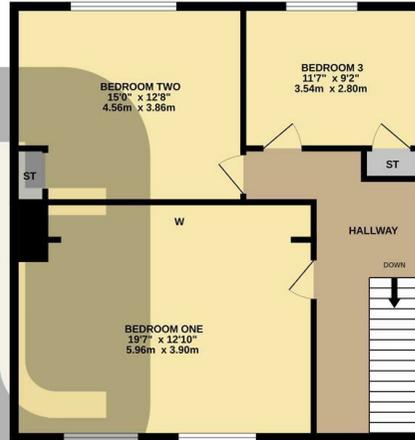
Bedroom Two
12'7" x 14'11"

Bedroom Three
9'2" x 11'7"

GROUND FLOOR



1ST FLOOR



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