



'Dalbeath', 2 Albert Road **Falkirk**

‘Dalbeath’, 2 Albert Road, Falkirk FK1 5LS

Impressive traditional double bay fronted Edwardian detached bungalow circa 1910. Located within one of Falkirk’s most prestigious and central residential locales, the property occupies a prime corner plot and double feu which incorporates front and rear formal gardens in additional to an adjoining walled private garden. The subjects are situated conveniently for access to many excellent town centre amenities including highly regarded Comely Park Primary School and nearby Falkirk High Station, popular with Edinburgh and Glasgow commuters. A block-paved front driveway provides off-road parking and access to an attached garage. The walled garden has separate entrance gates for vehicle access. The well-established gardens afford considerable privacy encompassing lawns, stocked shrub borders, substantial timber outbuilding, patio and greenhouse. The walled garden with its separate driveway and frontage to Albert Road offers significant development potential as a separate building plot, subject to obtaining the usual consents. Outline planning, although now lapsed, was granted for development in the year 2000.

Constructed circa 1910, the property has Arts and Crafts inspired architecture and displays a wealth of intact period features including fine plasterwork cornice-work, original stained leaded windows, panelled doors, fire surrounds and hardwood flooring. Access to the property is through twin leaf timber storm doors via an entrance vestibule to a large classic T-shaped reception hallway which extends to twenty-two feet in length. The sitting room and lounge are both super period apartments with large bay windows and deep cornices. Note is drawn to the original timber fire surround and cabinet-work in the sitting room. The separate formal dining room is a bright apartment with original bell-board in working condition. The dining room is situated adjacent to the kitchen which provides potential for combining both apartments to provide a large dining/family kitchen if required. There are two generously sized double bedrooms on the

ground floor, each of which retain delightful, original fire surrounds. The lower floor is completed by a large, fully ceramic tiled family bathroom and separate WC.

Access is gained to the upper floor from the reception hallway via a cloaks area and staircase to the upper landing. On the upper floor there is another double sized bedroom with fitted robes which extends to in excess of twenty feet in length. The upper landing also allows access to a useful box/store room and floored attic area providing further storage and potential for development. Further points of interest include gas central heating, majority double glazing and alarm system. This is a rare opportunity to purchase a period property of immense character and offering tremendous potential for development. Immediate viewing is highly recommended in order to avoid disappointment.

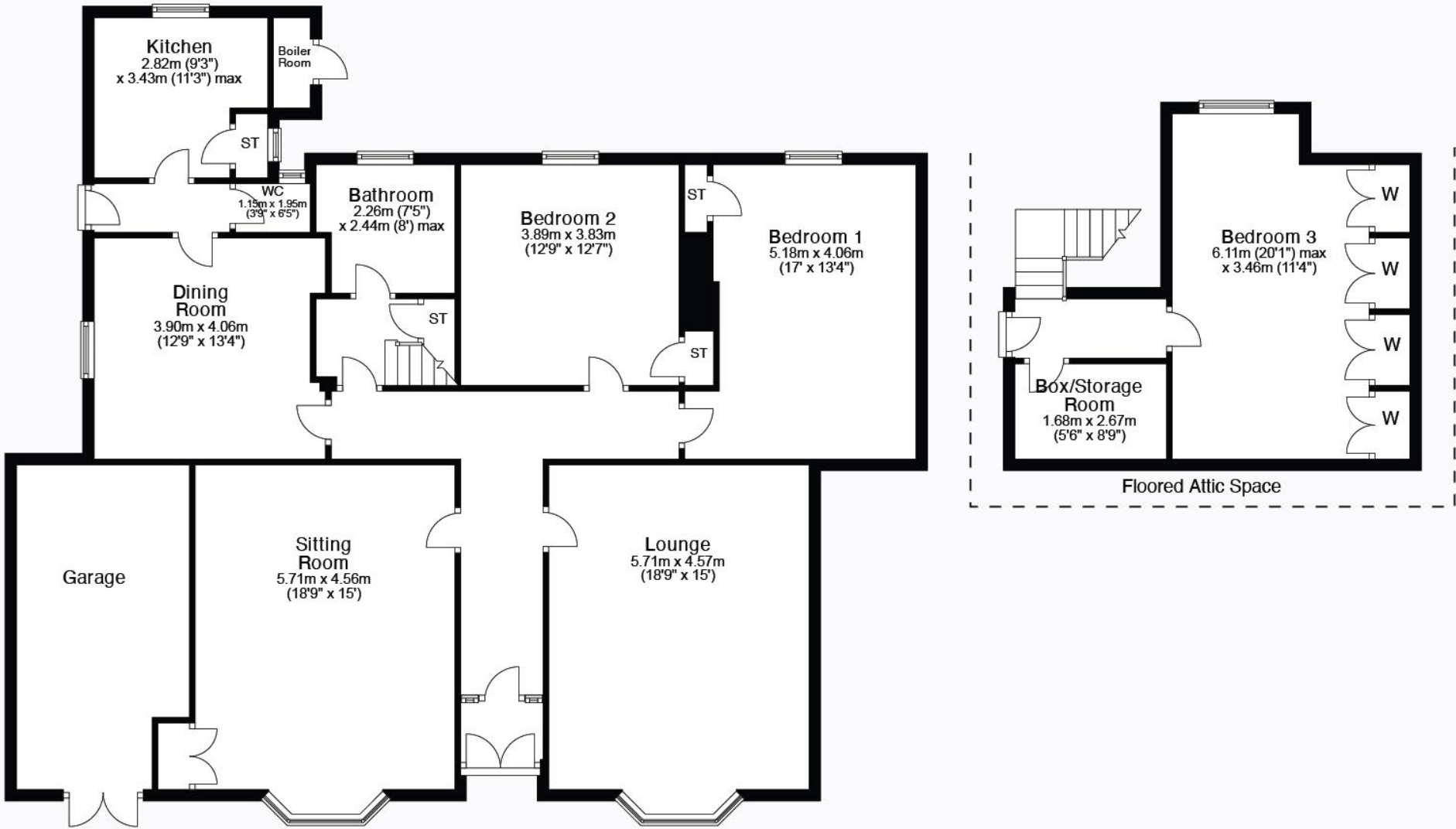


EER rating : Band D
 Property reference : WR4519

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Property location

The major town of Falkirk provides an extensive range of shopping, schooling (Comely Park catchment), civic and recreational facilities. Falkirk High Station lies a short walk from the property providing main line rail links to the cities of Edinburgh and Glasgow. The property also lies within easy reach of historic Callendar House and parkland, the world renowned Falkirk Wheel and Helix Park, home to the famous Kelpies sculptures. Falkirk proves popular with commuters seeking access to the surrounding arterial road and motorway network to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.



Find out more...

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PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

