





Viewing
By appointment please through
Clyde Property Falkirk
01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £tbc
EER Rating Band xx
Property Ref WW4948

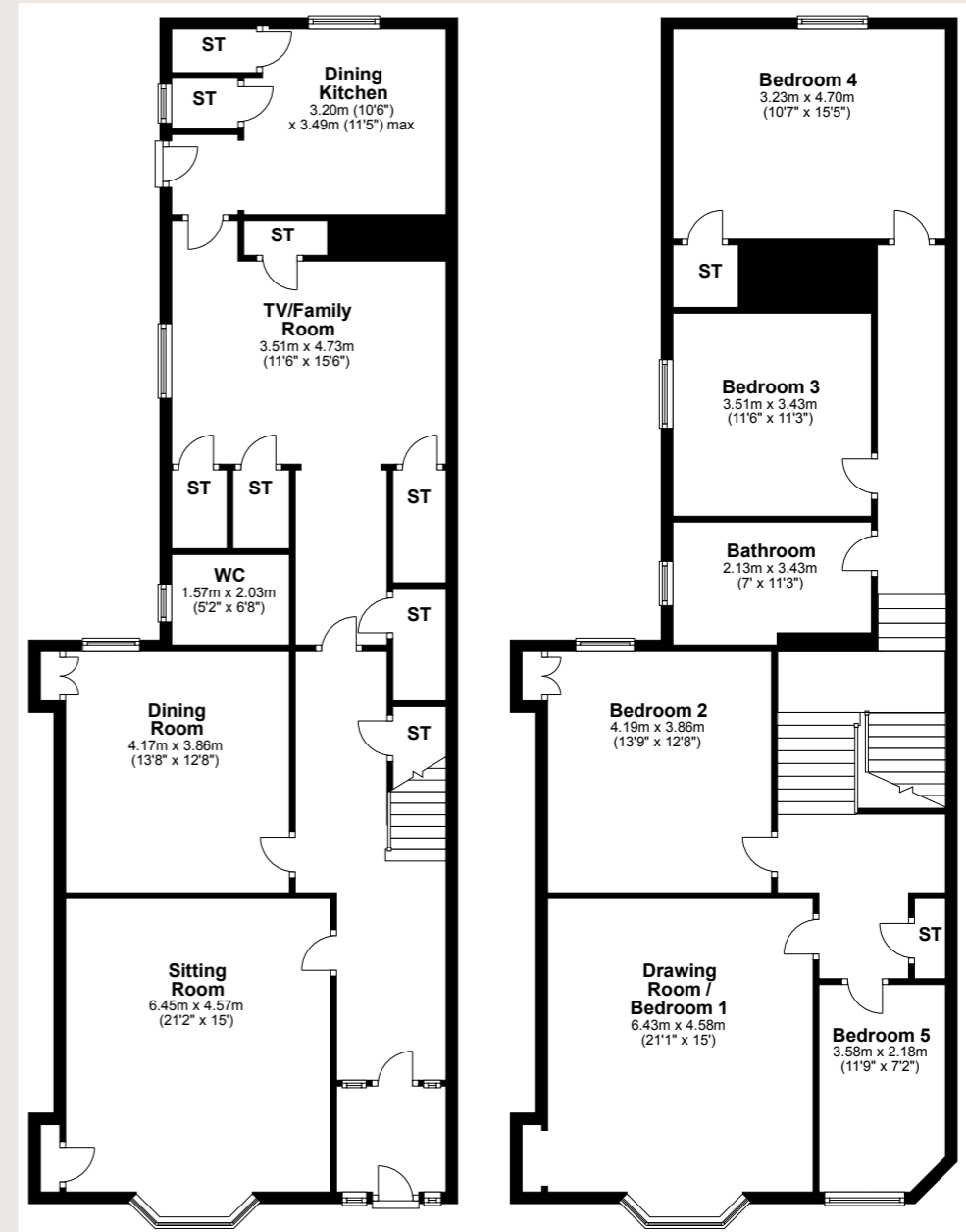
Charming, late Victorian, blonde sandstone semi detached villa circa 1886 located within one of Falkirk's most highly regarded and sought-after residential locales. Centrally situated, the subjects are conveniently placed for access to many excellent town centre amenities including nearby Comely Park Primary School and Falkirk High Station, popular with Edinburgh and Glasgow commuters. Set amidst properties of similar calibre, this handsome, two storey bay fronted villa occupies private gardens complemented by a long driveway leading to a garage. The fully enclosed rear garden incorporates lawn, substantial greenhouse and further outbuilding/store in addition to a selection of shrubs and ornamental pond.

A home of considerable period character, this is apparent in the wealth of intact period features including ornate plasterwork cornice, original woodwork including pine panelled doors and architraves. An entrance vestibule with original terazzo tiled flooring gives way to an impressive reception hallway which has a fine carved timber staircase with original newel posts and finials. The elegant sitting room has a bay window and fireplace with original timber chimney piece. Further public rooms include a flexible dining room and TV/family room. The dining kitchen offers excellent storage including the original Victorian larder. The ground floor accommodation is completed by a downstairs WC and a remarkable number of storage cupboard.

The staircase leads from the reception hallway to a half landing which allows further access to two bedrooms with original fireplaces and a large family bathroom with super cast iron bath. There are three further flexible bedrooms situated off the first floor landing and a large linen cupboard. Attention is drawn to the drawing room/bedroom one which has a bay window, plasterwork cornice and is currently utilised as a drawing room. The property has benefitted from re-roofing, gas central heating, single, double and triple glazed windows. Viewing alone will confirm the overall size and appeal of this wonderful family home.

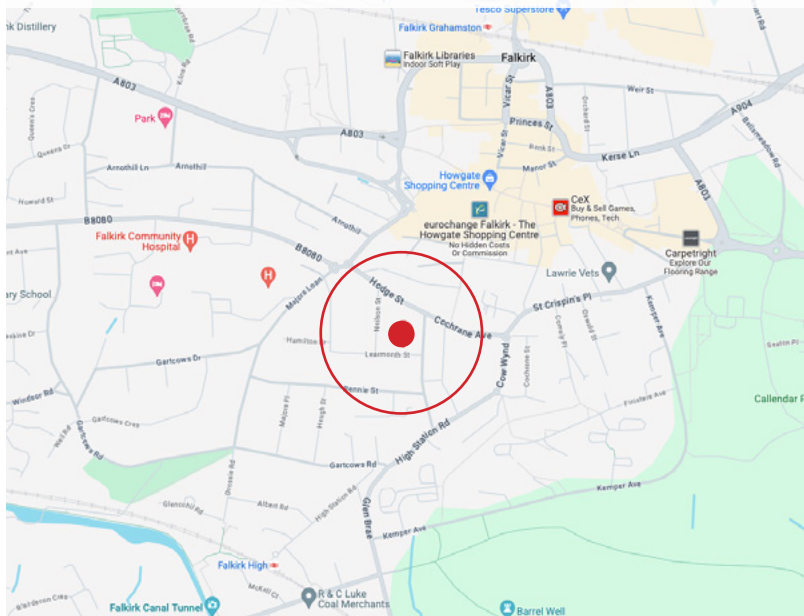






PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for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

'Ashgrove Villa, 7 Learmonth Street, Falkirk FK1 5AG



Location

The major town of Falkirk offers a superb range of shopping, schooling (Comely Park catchment) and recreational facilities. Learmonth Street is conveniently placed for ease of access to both Falkirk High and Grahamston Stations which provide main line rail links to the cities of Edinburgh, Glasgow and Stirling. Falkirk proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

 **clyde**
PROPERTY

24 Newmarket Street

Falkirk FK1 1JH

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

Download our App:

