







#### Viewing

By appointment please through  
Clyde Property Falkirk

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Price Offers Over £350,000

EER Rating Band D

Property Ref WM4965



Handsome Edwardian detached villa circa 1910 located within one of Falkirk's most prestigious and central residential locales. The subjects enjoy wonderful rearward views across the town to the Ochil Hills, Kelpies and River Forth. Occupying private gardens, the property is complemented by a long driveway providing off-road parking and access to a one-and-a-half sized detached garage. The rear garden affords considerable privacy incorporating a charming stone terrace and enjoys access to a useful garden workshop/potting shed. Enviably situated, the property lies within the catchment for Comely Park Primary School and a short walk from Falkirk High Station which proves popular with commuters seeking access to the cities of Glasgow and Edinburgh.

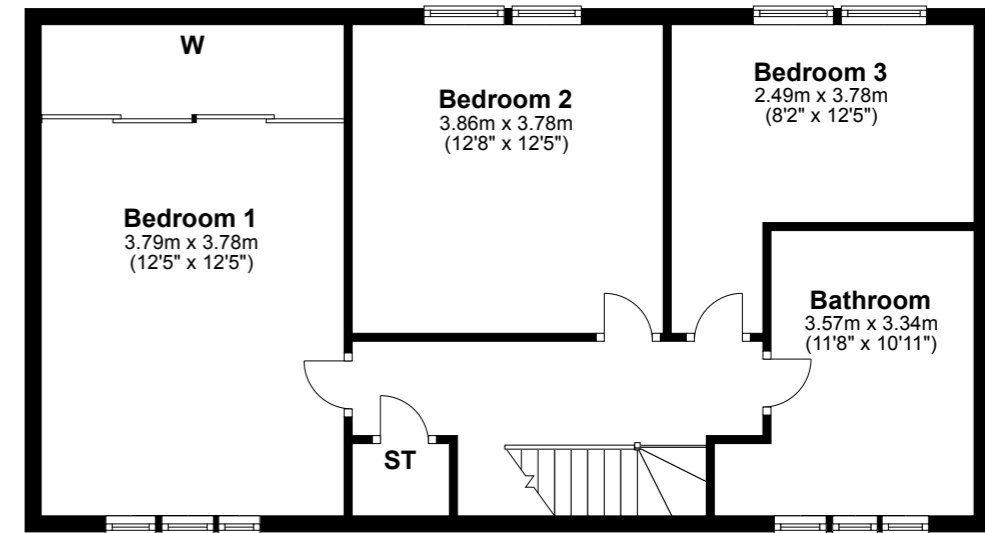
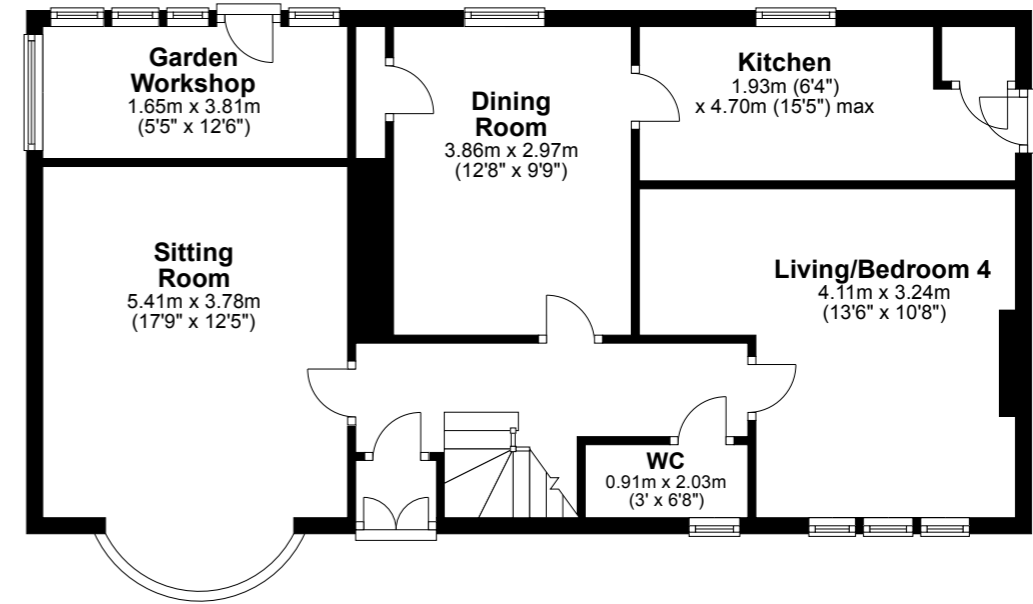
Access is through traditional twin-leaf timber storm doors and entrance vestibule leading thereon to the reception hallway. The reception hallway has a traditional staircase leading to the upper apartments, period stained glass porthole window, plasterwork cornice and handy downstairs WC off. The public rooms include a sitting room with focal point bow window and dining room with access to the kitchen. The living room is a flexible downstairs apartment that would suit a variety of uses including fourth bedroom if required. The fitted kitchen has an integrated oven and hob, and direct access to the gardens.

On the upper floor there are three double sized bedrooms and a remarkably large bathroom. A new unfitted bathroom suite is included in the sale. Further points of interest include basement storage, gas central heating and majority double glazing. Unavailable on the open market for around half a century, early viewing is highly recommended.



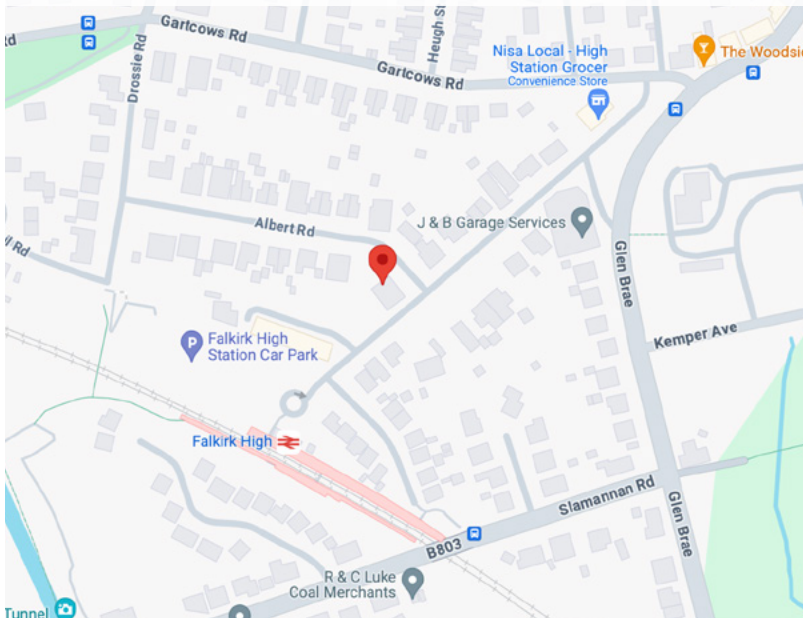






PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All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

## 'Criffel', 7 Albert Road, Falkirk, FK1 5LS



### Location

The major town of Falkirk offers an extensive range of shopping, schooling (Comely Park Primary catchment) and recreational facilities. Both Falkirk High, a short walk from the property, and Grahamston stations provide main line rail links to the cities of Edinburgh and Glasgow. The surrounding arterial road and motorway network proves popular with commuters seeking access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.



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