





Viewing
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Clyde Property Falkirk
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Price Offers Over £355,000

EER Rating Band D

Property Ref WM4979

Impressive Victorian sandstone semi detached villa occupying enclosed private gardens. The delightful gardens include a front lawn with stocked shrub border surround and a well-screened rear garden affording remarkable privacy incorporating a lawn and greenhouse. A long block-paved driveway leads to a rear parking/turning area which also allows access to the double garage. The property lies within easy reach of local shopping, schooling, and Camelon Rail Station which provides main line rail links to the cities of Stirling, Edinburgh and Glasgow.

This handsome period home is of some considerable architectural merit which is apparent in features such as the Gothic-style arched entranceway, two-storey bay frontage with dressed sandstone gable above and cast iron rainwater goods with Gargoyles. Internally, the property also displays a number of intact original period features including fine plasterwork cornice, stair balustrade, pine panelled doors and architraves.

Access to the property is through twin timber storm doors to the entrance vestibule which has the original terazzo tiled flooring leading thereon to the reception hallway. The principle public rooms include an elegant sitting room with ornate cornice, bay window and large dining room with triple window. Further public rooms include a flexible TV/family room and charming breakfast room situated off the dining kitchen. A laundry room is situated off the kitchen with further access to a large utility room with fitted storage which would lend itself to a variety of purposes including home office or hobbies space if required. The lower accommodation is completed by a stylish refitted shower room complete with mains shower valve, chrome radiator and fitted storage.

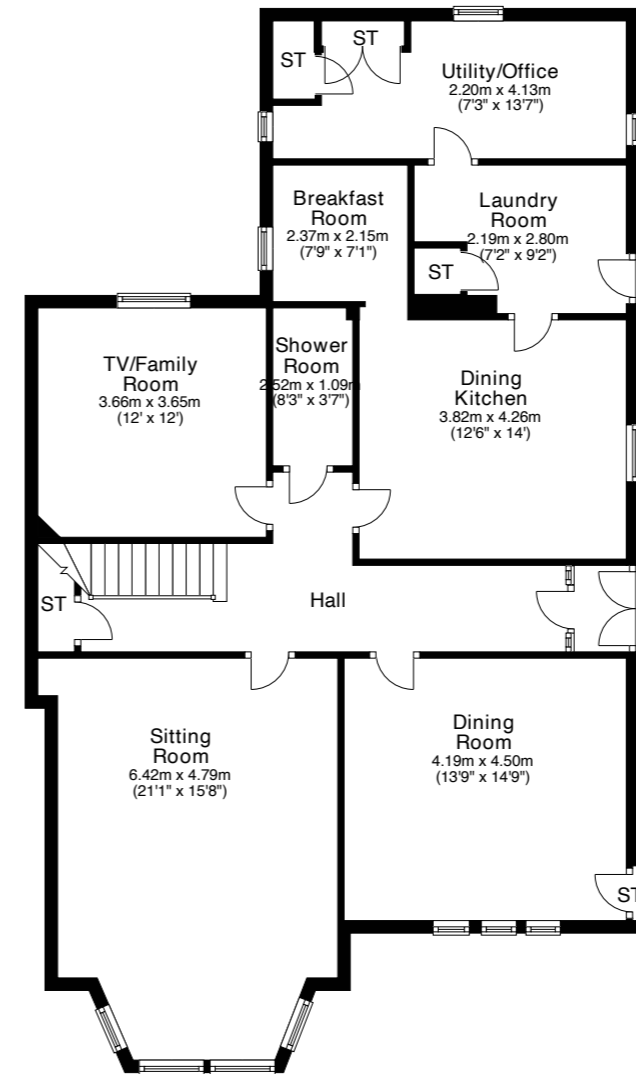
The handsome staircase leads from the reception hallway to the upper hallway which enjoys wonderful natural light from a circular cupola style window which provides borrowed light from the attic roof light. There are four versatile double sized bedrooms on the upper floor with note being drawn to the overall sized of the master bedroom which also has a focal point bay window. The upstairs bathroom has the art-deco vitrolite glass wall tiles, deep cast iron bath and original chrome towel rail. The upper floor is completed by a separate shower which also has feature vitrolite tiling. Modernisation has included gas central heating and majority upvc sash-and-case style double glazed windows. Viewing alone will confirm the over size, flexibility and appeal of this wonderful family home.



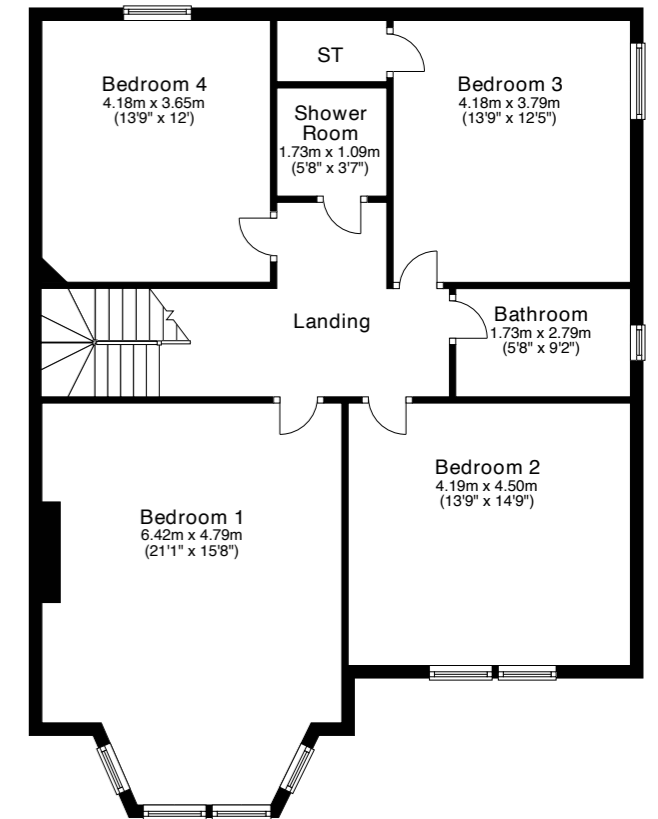




Ground Floor

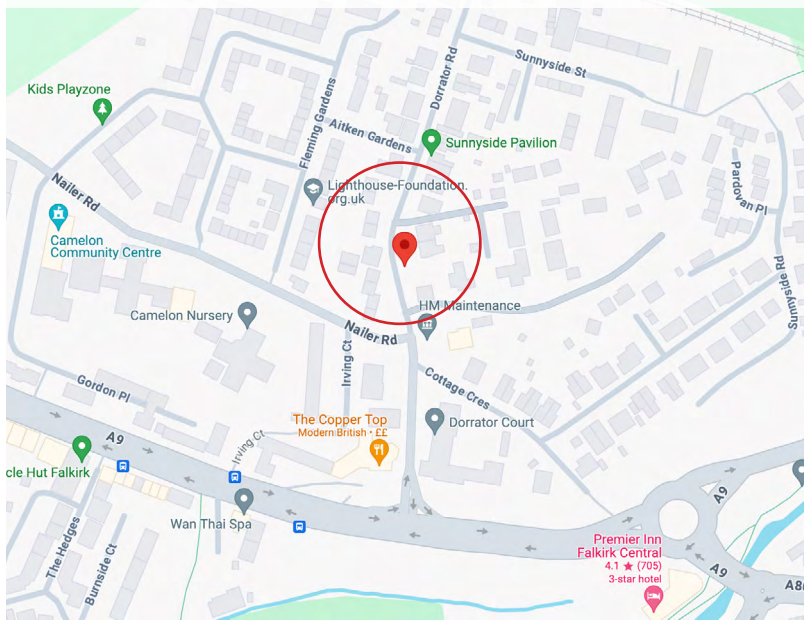


First Floor



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

'Overdale', 57 Dorrator Road, Falkirk, FK1 4BN



Location

Camelon lies approximately one mile from Falkirk town centre which offers an excellent range of shopping, schooling, civic and recreational facilities. Camelon Rail Station provides main line rail links to the cities of Stirling, Edinburgh and Glasgow. Nearby Falkirk town centre offers a more extensive range of amenities including two further rail stations and secondary schooling. The property lies within easy reach of recreational facilities including the world famous Falkirk Wheel, Rosebank Distillery, historic Callendar House and the Helix Park, home of the Kelpies Sculptures. The surrounding arterial road and motorway network allows easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.



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