





Viewing

By appointment please through
Clyde Property Falkirk

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Price Offers Over £398,000

EER Rating Band D

Property Ref WW5018

Charming traditional detached bungalow located within one of Falkirk's most sought-after and highly regarded residential locales. Centrally situated, the property enjoys easy access to many excellent town centre amenities including shopping and Comely Park Primary School. The property lies a short walk from Falkirk High Station which provides main line express rail links to the cities of Edinburgh and Glasgow. Occupying private gardens, the property is complemented by a long block-paved driveway allowing access to a double sized detached garage. The sunny westerly facing rear garden affords exceptional privacy. The rear garden incorporates paved patio and lawn in addition to a wide selection of coniferous and deciduous trees and shrubs.

Access to the property is through twin leaf timber storm doors leading on through an entrance vestibule to an impressive reception hallway which extends to in excess of twenty-two feet. The reception hallway benefits from excellent natural light from the upper gallery and several excellent storage cupboards. There are two fine front facing public rooms with bay windows, high ceilings, plasterwork cornice and feature leaded stained gable windows. The downstairs master bedroom has bespoke fitted robes and enjoys delightful garden views. The dining sized kitchen has an integrated breakfasting table and appliances. A generously sized utility room is situated off the kitchen with further access to both a cloaks/storage cupboard and separate WC. Access is gained from the kitchen to a charming rear conservatory which maximises the year-round enjoyment of the super gardens. The lower floor is completed by a remarkably large bathroom with spa bath and separate shower.

An easily gained staircase from the reception hallway leads to the gallery which has twin velux windows, ideally suited for those seeking a bright home work-space. The upper floor has a further double sized bedroom with fitted robes and large shower room. A door from the upper hallway leads to the floored attic with particular attention being drawn to the dimensions and outstanding potential for development, subject of course to obtaining the usual consents. Practical features include gas central heating, majority double glazing and superb storage. Viewing alone will confirm the size, character and appeal of this wonderful home.

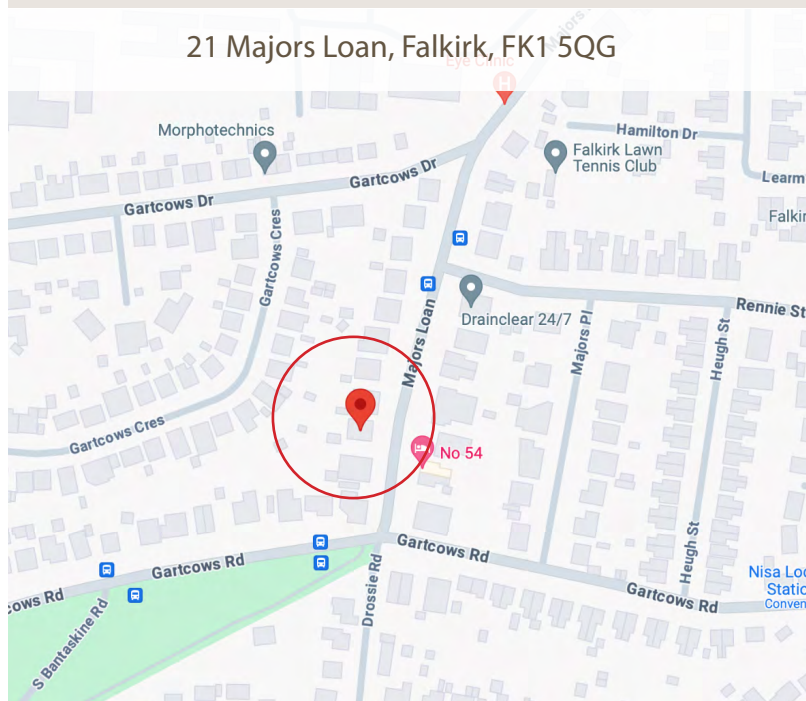






PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All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

21 Majors Loan, Falkirk, FK1 5QG



Location

facilities. The property lies within walking distance of both Falkirk High and Grahamston Stations, each of which are popular with commuters. The surrounding arterial road and motorway network allows fast access to many central Scottish centres of business including Edinburgh, Grangemouth, Fife, Stirling and Glasgow.



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