





Charming, traditional, late Victorian semi detached villa circa 1900. Located within a highly regarded and central address the property enjoys superb access to town centre amenities including much sought-after Comely Park Primary School. Nearby Falkirk High Station lies within walking distance and proves popular with commuters seeking access to the cities of Edinburgh and Glasgow. The sunny, south facing, enclosed rear garden affords excellent privacy and incorporates lawn, upper and lower paved patios, stocked shrub beds and timber garden storage shed. A tarmac rear driveway provides off-road parking and access to the garage. The property enjoys superb panoramic front views across the town of Falkirk to the Ochil Hills.

The subjects display a number of intact period features including ornate plasterwork cornice, timber stair balustrade and panelled doors. A period home of considerable character, the property has been sympathetically modernised and upgraded. The entrance vestibule has the original terazzo tiled flooring and gives way to a long reception hallway with downstairs WC off. The elegant sitting room has a bay window taking full advantage of the wonderful views. The well proportioned family room has a feature limestone fire surround and, situated off the reception hallway, could be easily utilised as a fourth downstairs bedroom if required. The dining room enjoys open plan access to the super fully refitted kitchen which has a full complement of integral appliances. Access is gained via a delightful side entrance porch from the kitchen to the gardens.

On the upper level there are three bedrooms and a generously sized upper hallway currently utilised as a study area. The fully refitted larger sized family bathroom is situated off the half landing and incorporates a free-standing bath, separate shower, ceramic tiling throughout, fitted storage and chrome radiator. Practical features include gas central heating and double glazing. Well presented, immediate viewing is highly recommended to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777

falkirk@clydeproperty.co.uk

Price Offers Over £250,000

EER Rating Band D

Property Ref WW5033



Accommodation layout & measurements



Download our App:



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

Location

The major town of Falkirk offers an extensive range of shopping, schooling (Comely Park Primary catchment) and recreational facilities. Nearby Falkirk High and Grahamston Stations prove popular with those seeking access to Glasgow, Edinburgh and Stirling. The surrounding arterial road and motorway network allows easy access to many central Scottish centres of business including Glasgow, Stirling, Fife, Grangemouth and Edinburgh.

For Satellite Navigation directions please enter the postcode: FK1 5QT

 **clyde**
PROPERTY

24 Newmarket Street

Falkirk FK1 1JQ

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

