





Viewing

By appointment please through
Clyde Property Falkirk

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Price Offers Over £369,500

EER Rating Band C

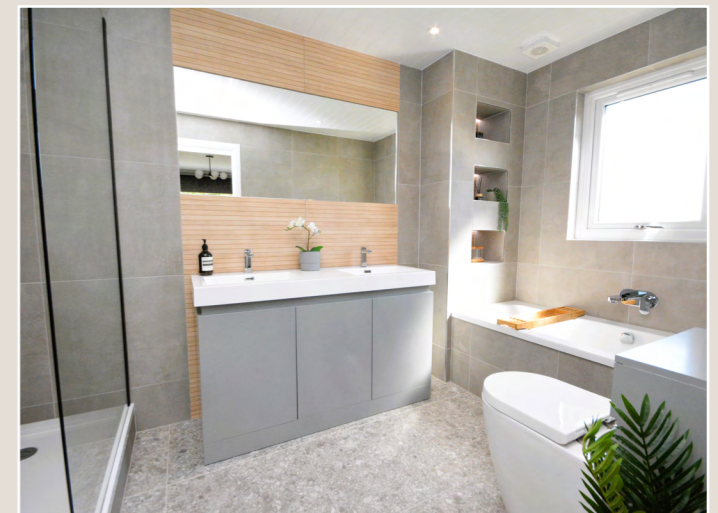
Property Ref WG5055

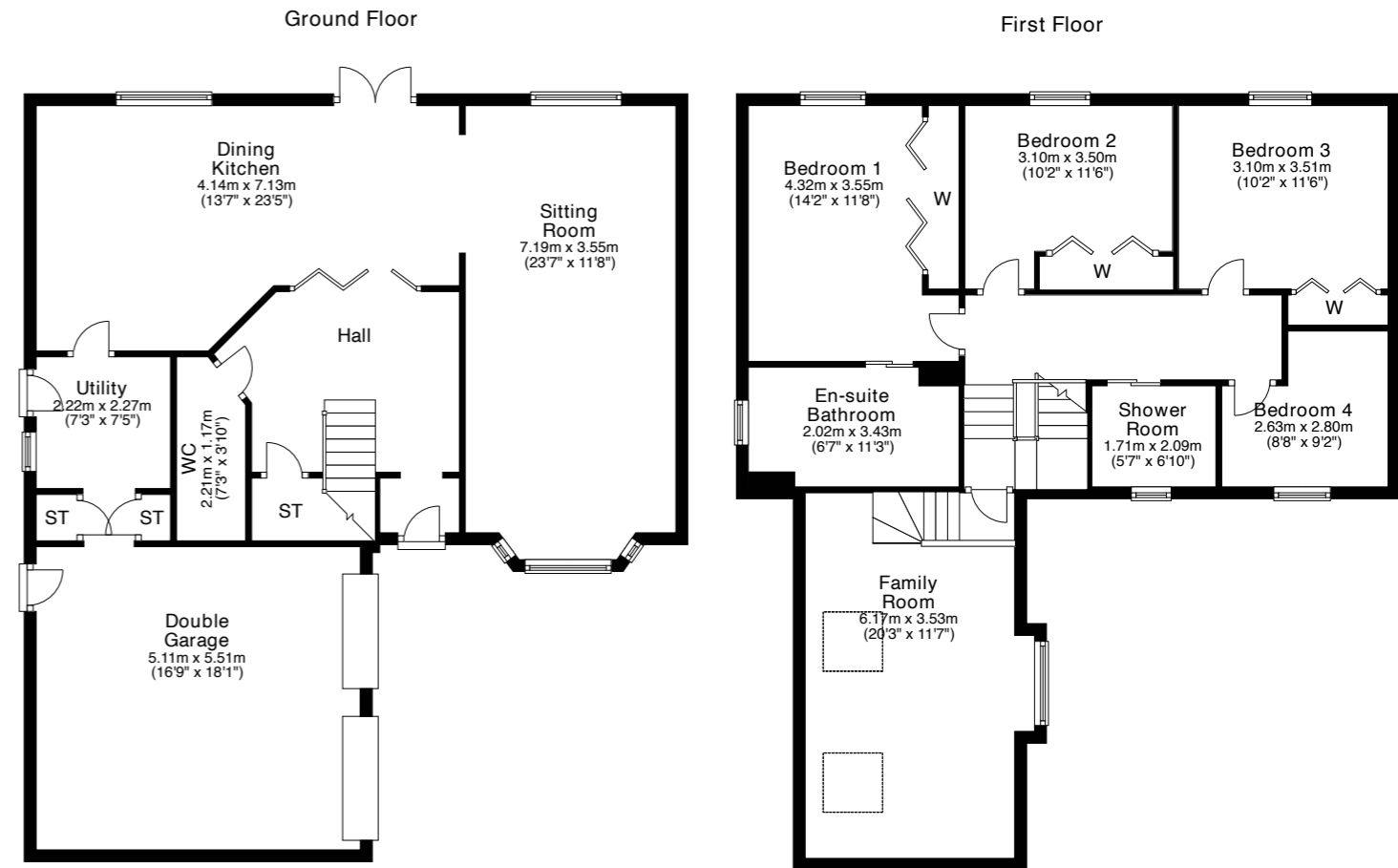
Superb luxury detached villa situated within a small cul-de-sac amidst properties of similar calibre. Centrally situated within the town of Grangemouth, the property is located off highly regarded Bo'ness Road. Occupying well-maintained landscaped gardens, the property is complemented by a large block-paved driveway providing off-road parking for several vehicles and access to a double sized integral garage with electric door. The enclosed side and rear gardens incorporate lawn, paved patios, timber deck, light, power, garden water supply and timber garden storage shed. The subjects have been remodelled and upgraded by the present owners to exacting standards and provide particularly flexible family sized accommodation in truly walk-in condition.

Access is through an entrance vestibule leading thereon to an impressive reception hallway which has a focal point oak staircase leading to the upper apartments, stairwell storage cupboard and downstairs WC off. Feature glazed bi-fold doors lead from the reception hallway to the impressive dining sized kitchen which extends to in excess of twenty-three feet. French doors allow further access to the charming rear gardens. The kitchen was upgraded by the present owners in May 2024 and incorporates gas hob, extractor hood, oven, combination microwave oven, fridge freezer and dishwasher. A useful utility room is situated off the kitchen offering excellent storage and separate courtesy doors leading to the gardens and integral garage. The lower accommodation is completed by a wonderful sitting room which extends to in excess of twenty-three feet and has both a front facing bay window and further rear window taking full advantage of the garden views.

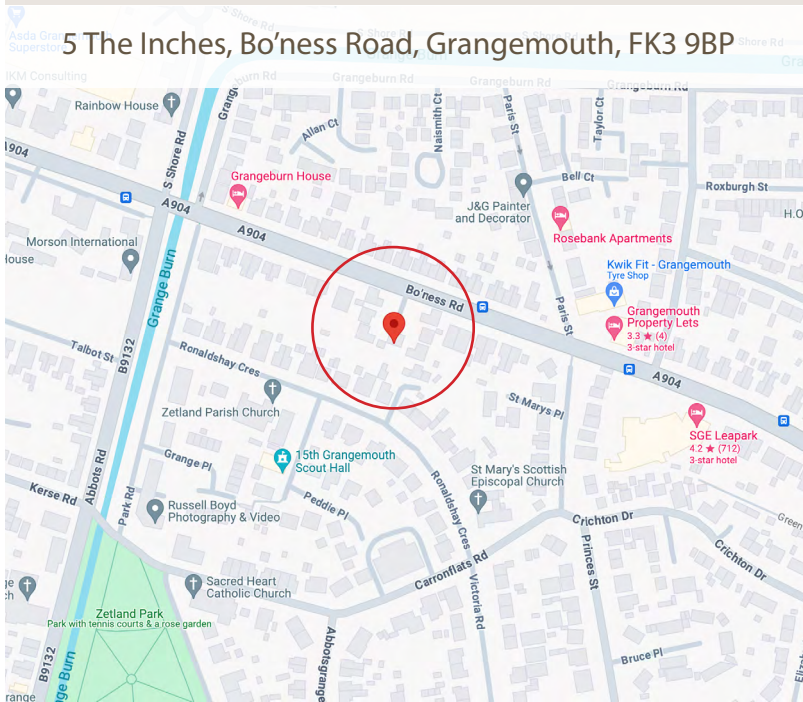
The staircase from the reception hallway leads to a half landing and mezzanine level family room which is a particularly versatile apartment which would suit a variety of uses. The family room has a feature galleried staircase, twin velux windows, additional front facing window and feature timber flooring. On the upper floor there are four bedrooms, three of which have fitted robes. The master bedroom has a stunning fully refitted en-suite bathroom with separate larger sized walk-in shower with mains shower valve, rainforest shower head, feature ceramic tiling, fitted storage, twin wash-hand basins and underfloor heating. The upper floor is completed by a fully ceramic tiled family shower room. Practical features include gas central heating with replacement Worcester Bosch boiler and double glazed windows. Properties of this size and type are rarely available and the agents would urge viewing at the earliest opportunity in order to avoid disappointment.







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



Location

The popular town of Grangemouth offers an excellent range of local shopping, schooling, civic and recreational facilities. The adjoining major town of Falkirk offers a more extensive range of facilities including main line rail links to the cities of Stirling, Edinburgh and Glasgow. Grangemouth enjoys superb access to the M9 motorway which provides junctions for many central Scottish centres of business including Edinburgh, Fife, Falkirk, Stirling and Glasgow.



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