





Superbly presented fully refurbished detached bungalow circa 1965. Enjoying a smaller quiet cul-de-sac setting, the property is situated off highly regarded Polmont Road. Occupying a prime corner plot, the subjects occupy extensive landscaped private gardens. Particular attention is drawn to the fully enclosed south and westerly facing walled gardens which afford outstanding privacy and incorporates lawn, paved patio, stocked shrub borders, power, water supply, potting shed and large timber garden storage shed/workshop. A charming covered rear deck offers outdoor space ideal for family barbecues and entertaining. A wide, block-paved and stone-chipped front driveway provides off-road parking for several vehicles and access to the integral garage.

The subjects offer flexible accommodation which has been modernised and upgraded to a very high standard and can truly be described as walk-in condition. The property will no doubt appeal to a broad spectrum of the market including younger and older buyers alike. Access is through an entrance vestibule leading thereon to a bright reception hallway with stylish timber laminate flooring. The public rooms include a sitting room with open front aspect and TV/family room which enjoys access via patio doors to the rear deck and open plan access to the dining kitchen. The superb dining kitchen was refitted in 2022 complete with focal point central island, quartz worktops, integrated five-burner gas hob, double oven, extractor hood, drinks fridge and dishwasher. The kitchen also enjoys direct access to the rear deck and gardens. A large utility room is situated off the kitchen with WC off and access to the integral garage and gardens. There are three well-proportioned double sized bedrooms, two of which have fitted robes. The superb family bathroom was also refitted in 2022 to exacting standards incorporating feature ceramic tiling, stand-alone bath, fitted storage, separate shower with rain-forest shower head and mains shower. A sliding ladder allows access to the floored attic which extends to forty-three feet in length and has three replacement double glazed velux-style windows enjoying views to the Ochil Hills. The attic provides significant potential for development and extension, subject, of course, to obtaining the usual consents. Further upgrading over 2022/2023 has included new windows, re-roofing, complete re-plumbing, new central heating system with boiler (under guarantee), re-wiring in addition to complete redecoration and new floor-coverings throughout. Viewing at the earliest opportunity is absolutely essential to appreciate the setting and wonderful condition of this super home.



Viewing
By appointment please through
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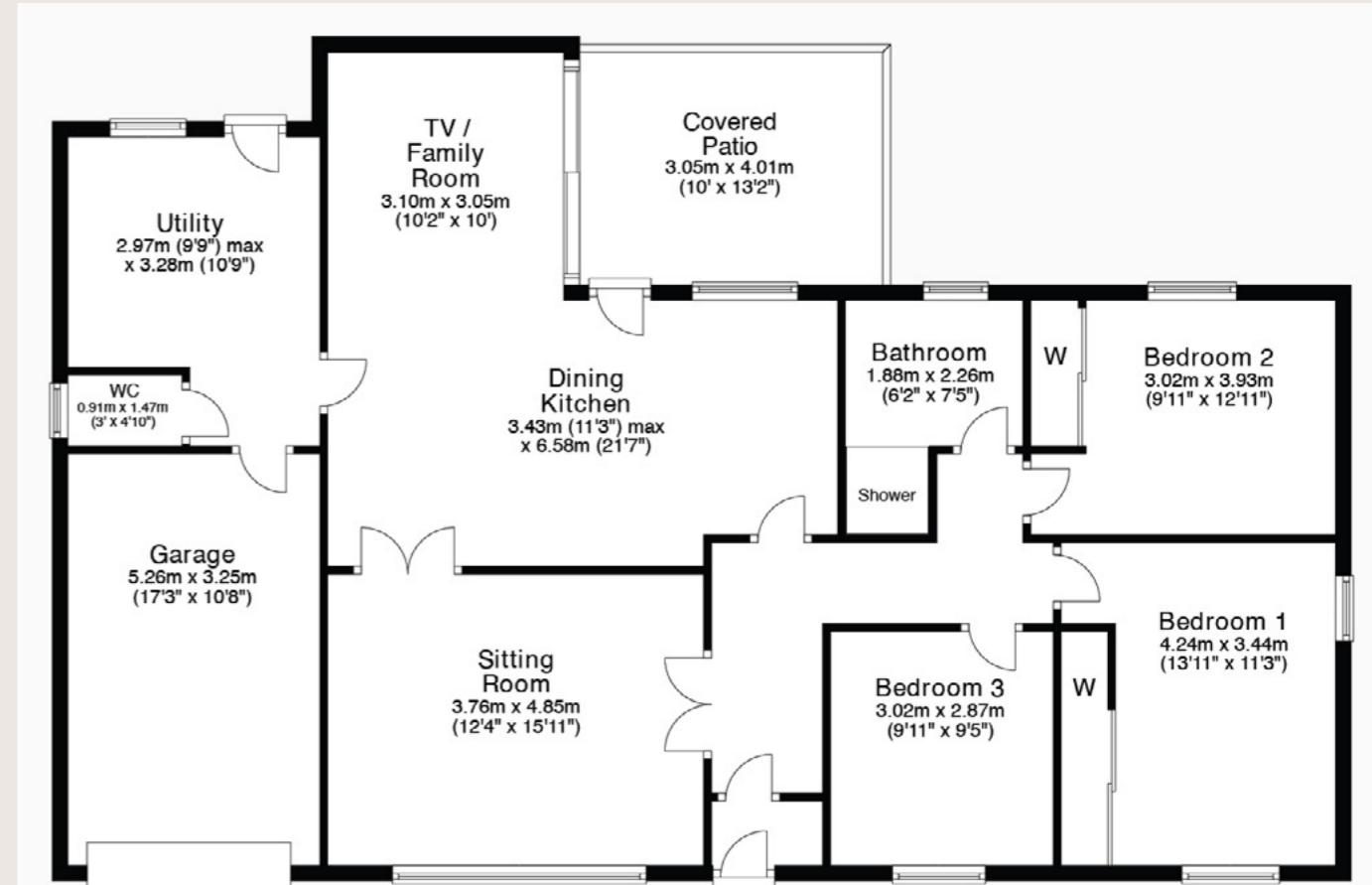
Price Offers Over £348,000

EER Rating Band C

Property Ref WM5062

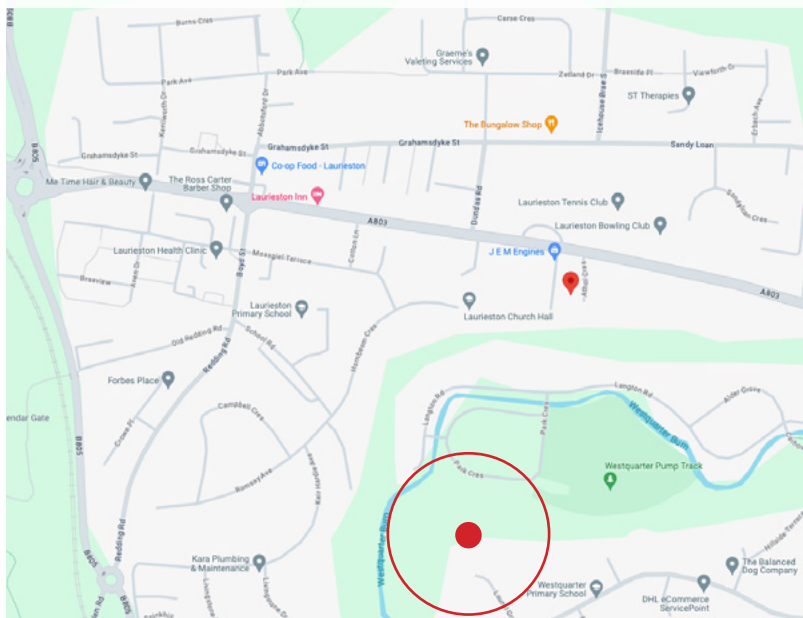






PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All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

5 Atholl Crescent, Laurieston, FK2 9QH



Location

Laurieston is a smaller Stirlingshire village situated approximately one mile to the east of the major town of Falkirk. Laurieston village offers amenities including local shopping and well-regarded primary school. The property enjoys easy access to the nearby Laurieston by-pass which joins to the M9 motorway, popular with commuters seeking access to Edinburgh, Grangemouth, Fife, Stirling and Glasgow. Rail stations at Polmont, Falkirk High and Grahamston also prove popular with commuters seeking access to Glasgow and Edinburgh. The adjoining town of Falkirk offers a more extensive range of shopping, civic and recreational facilities including Callander House and Park, the world renowned Falkirk Wheel and Helix Park with the renowned Kelpies sculptures.



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