





Substantial, Leech built, semi-detached villa located within the sought after village of Polmont. The property is enviably situated for access to Polmont station and the M9 motorway, both of which prove exceptionally popular with commuters. Occupying private gardens, note is drawn to the level rear garden which incorporates large lawn, patio and is offered for sale with a timber garden shed. A wide, front driveway provides off-road parking and access to the integral garage.

Access is through a replacement, double-glazed door to the reception hallway which has two storage cupboards off and stairway to the upper apartments. The impressive public space includes a sitting room with full height window and generously sized dining room with French doors to the gardens. The lower floor is completed by a well-appointed kitchen with integrated oven and hob and separate access to the dining room. A large utility room is situated off the kitchen.

On the upper floor there are three bedrooms, bathroom and separate WC. Attention is drawn to the remarkable fitted storage within the master bedroom. Practical features include triple and double-glazed windows, gas central heating and timber flooring. Early viewing is recommended.

Viewing

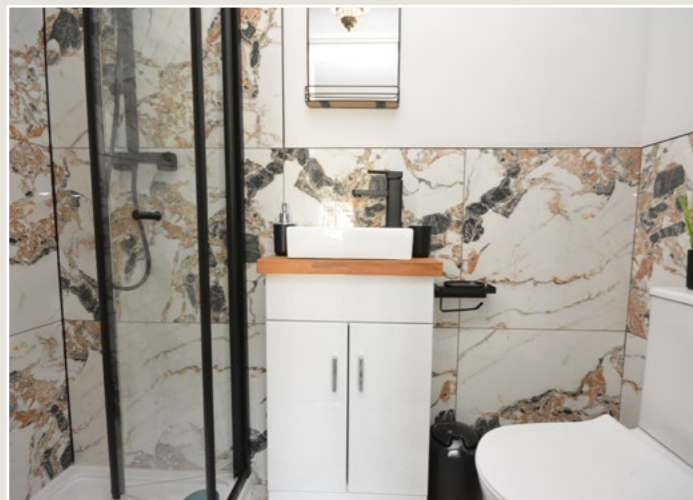
By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

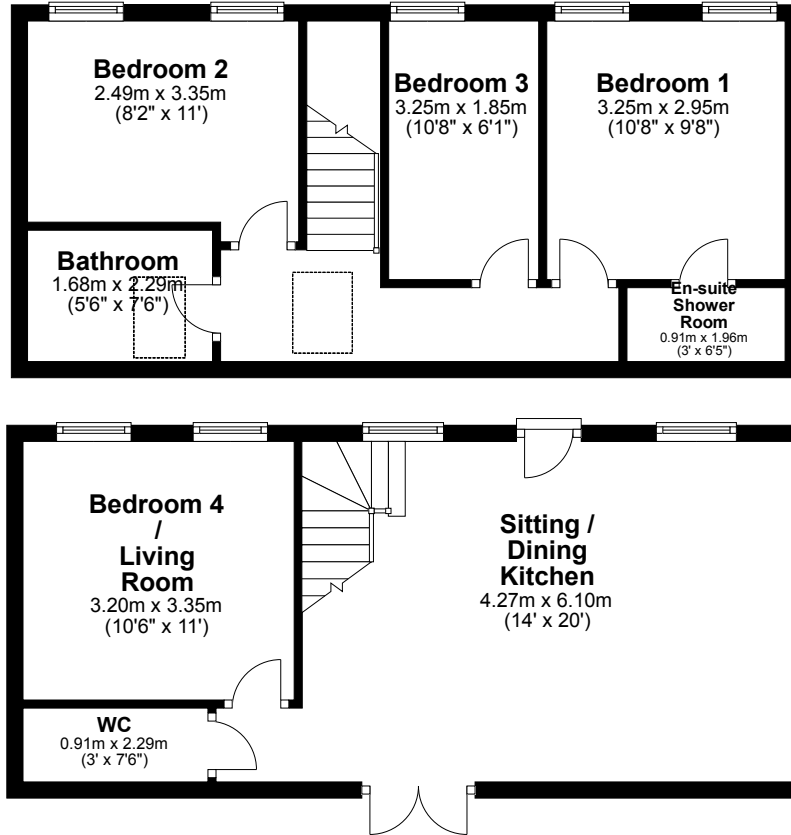
Price Fixed Price £279,000

EER Rating Band B

Property Ref WP5072



Accommodation layout & measurements



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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 and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

Location

The conservation village of Kincardine offers a range of local shopping, civic and recreational facilities in addition to well-regarded primary school. The property lies within easy reach of the major towns of Falkirk, Dunfermline and city of Stirling all of which offer main line rail links. Kincardine is ideally placed for commuters seeking access via the surrounding road and bridge network to many central Scottish centres of business including Fife, Falkirk, Stirling, Edinburgh, Grangemouth and Glasgow.

For Satellite Navigation directions please enter the postcode: FK10 4LN

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