





Modern split level semi detached villa located within Falkirk's highly regarded Arnothill residential locale. Occupying extensive private gardens, the property is complemented by a private driveway and substantial garage which incorporates separate garden workshop/store. The sunny southerly facing rear garden incorporates lawn, selection of shrubs and further lower garden area complete with greenhouse.

Professionally extended under architect's supervision the property provides versatile family sized accommodation formed over four levels. The sitting room is situated at garden level and enjoys access via patio doors to the private gardens. A formal dining area is situated off the sitting room and allows access via French doors to the remarkably large dining kitchen which extends to eighteen feet in length. The garden level accommodation is completed by a large utility room and entrance hallway. There are four bedrooms, three of which have fitted storage. Bedrooms three or four would be ideas for use by a home worker as a home office/study if required. The accommodation is completed by a family bathroom and separate WC. Practical features include gas central heating, excellent storage and majority double glazing. Although now requiring upgrading, the property offers an ideal opportunity for the purchaser to modernise to personal taste and finishes. Internal viewing alone will confirm the overall size and appeal of this unique home.

Viewing

By appointment please through
Clyde Property Falkirk

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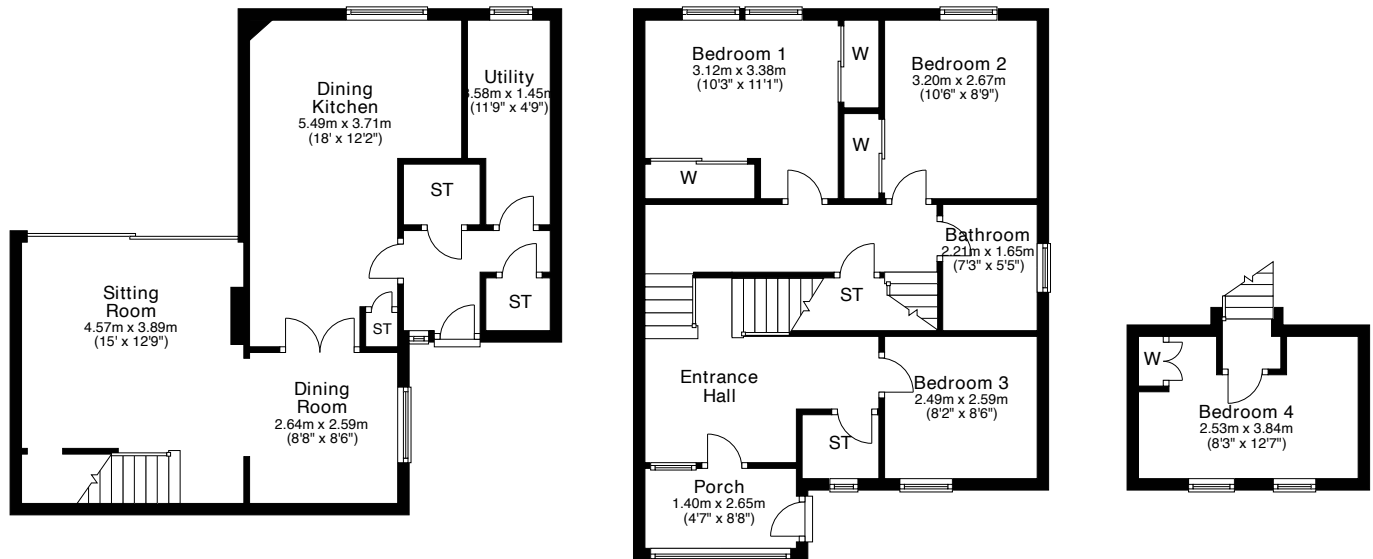
Price Offers Over £190,000

EER Rating Band D

Property Ref WA5050



Accommodation layout & measurements



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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, civic and recreational facilities. The property lies within easy reach of three Falkirk rail stations providing main line rail links to Glasgow and Edinburgh. The surrounding road and motorway network proves popular with those seeking access to Glasgow, Stirling, Fife, Grangemouth and Edinburgh centres of business.

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

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