



**11 CENTURION WAY  
FALKIRK**

A distinctive and spacious DETACHED VILLA with double integral garage enviably positioned in a small select cul de sac of executive detached properties adjacent to Falkirk Golf course. The well designed layout of the property offers generous accommodation providing a degree of flexibility in its use comprising entrance vestibule, broad reception hall with downstairs cloakroom, spacious rear facing lounge, bay windowed diningroom/family room, fully fitted kitchen/diningroom, three excellent double bedrooms, master ensuite shower room, and luxury bathroom. Gas central heating. Double glazing.

**OFFERS OVER £275,000**



**GENERAL DESCRIPTION:**

This exceptional family home is enviably positioned in a small cul de sac, a prime development consisting of a variety of executive detached homes. The imposing exterior with interesting features creates an immediate impression and give a distinctive feeling of grandeur. Spacious well arranged internal accommodation gives a degree of flexibility in its use and is presented for sale in a contemporary fashion with soft warm tones throughout. General internal accommodation comprises entrance vestibule, broad reception hallway, downstairs toilet/cloakroom, spacious lounge enjoying a southerly rear aspect, bay windowed diningroom or sittingroom, fantastic fitted kitchen/family/diningroom, utilityroom, curved stair to galleried upper landing in turn leading to master bedroom with stylish ensuite shower

room, two further double bedrooms and luxury bathroom featuring corner bath. Built to an exacting standard with many interesting additional features, gas central heating, double glazing, alarm system, enclosed rear garden.

A distinctive family home of generous proportions providing ample room for living, will be of broad appeal to the discerning purchaser. Full appreciation on internal inspection.

**LOCATION:**

Situated within a select cul de sac of individually styled detached properties, to the Western edge of Falkirk, bordering Falkirk Golf Course, handy for ease of access onto major trunk roads and motorway network serving Central Scotland. Camelon railway station is nearby with onward services to Falkirk, Polmont, Linlithgow,

Edinburgh, Glasgow and Stirling. Falkirk High mainline railway station is a short car journey and provides a frequent and fast service to Edinburgh and Glasgow city centres. Local shops to suit daily needs are nearby. Falkirk town centre provides an excellent range of shopping, leisure and recreational facilities. From Falkirk travel West on Camelon Road, over the canal, continue along Main Street, Camelon then turn right at the roundabout into Stirling Road (A9). Take the 1st left into Centurion Way with No. 11 on the left hand side.



**ACCOMMODATION:**  
All sizes approximate

**VESTIBULE: 6'1 X 4'1 (1M87 X 1M25)**  
Enter via timber storm door with twin stained and leaded double glazed inserts and double glazed side panel into the welcoming vestibule. Rich laminate wood flooring. Coving to ceiling. Ceiling light fitting. Radiator and radiator cover.

**RECEPTION HALL:**  
**10'4 X 7'11 (3M18 X 2M40)**  
Broad central reception hallway which leads to all ground floor accommodation. Stairs off to the side giving access to the upper floor. Rich laminate wood flooring. Coving to ceiling. Ceiling light fitting. Deep storage cupboard. Brass switches and sockets. Radiator and radiator cover.

**TOILET:**  
Fitted with white w.c. and wash hand basin. Laminate wood flooring. Expelair. Ceiling light fitting. Radiator with cover.

**LOUNGE: 13'8 X 13'8 (4M17 X 4M17)**  
From the reception hall via twin 15 panel and timber and glazed doors into the spacious lounge which enjoys a rear aspect with wide double glazed picture window formation overlooking the garden grounds. A light and airy room with rich laminate wood flooring, coving to ceiling. Strategically placed halogen downlights. Brass dimmer light switch and sockets. Four fitted wall lights. Radiator with radiator cover.

**DININGROOM/SITTINGROOM:**  
**12'5 X 10'3 (3M78 X 3M12)**  
An excellent sized formal diningroom or comfortable sittingroom, set off with the triple

section double glazed bay window formation to the front. Ample room for family dining table, chairs and associated furniture or sittingroom furniture. Rich laminate wood flooring. Brass dimmer light switch. Three sets of fitted wall lights. Radiator and radiator cover.

**KITCHEN/FAMILYROOM:**  
**14'6 X 11'6 (4M43 X 3M50)**  
This room would be best described as the hub or the interactive part of the home, well appointed with luxurious cabinets fitted to both floor and wall levels with concealed halogen downlights, ample contrasting working surfaces incorporating 1½ bowl sink and side drainer. Stainless steel oven. Gas hob and extractor fan in stainless steel canopy. Integral kitchen appliances include dishwasher, fridge and freezer. Rich laminate

wood flooring. Coving to ceiling. Strategically placed halogen downlights. French double glazed doors to the rear. Double glazed window formation to the side. Ample room for family dining table and chairs. Radiator and radiator cover.

**UTILITY ROOM:**  
**6'5 X 6'2 (1M96 X 1M88)**  
Fitted floor mounted units with wall to wall worktops, space and plumbed for automatic washing machine. Coving to ceiling. Ceiling light fitting. Wall mounted gas central heating boiler. Timber and opaque double glazed door to the side giving access to the rear garden ground.

**UPPER LANDING:**  
Via curved carpeted stairway to the L-shaped upper landing which connects to three bedrooms and bathroom. Twin timber doors to



shelved storage cupboard. Coving to ceiling. Ceiling light fitting. Two feature square double glazed window formations to the front. Fitted carpet. Radiator with radiator cover. Ceiling light fitting. Ceiling hatch to loft.

**MASTER BEDROOM:**  
**14'10 X 13'1 (4M52 X 3M99)**

An excellent double bedroom with three double glazed window formations to the front allowing for ample natural light. Ample room for freestanding bedroom furniture. Rich laminate wood floor. Twin mirror fronted sliding doors to wardrobe with hanging rail and shelf. Coving to ceiling. Four fitted wall lights. Brass dimmer light switch and socket. Radiator with radiator cover. Door to ensuite shower room.

**ENSUITE SHOWER ROOM:**  
**4'9 X 4'5 (1M47 X 1M33)**

A stylish ensuite shower room fitted with 3 piece suite comprising recessed shower cubicle with thermostatic shower fitted over, bifold shower door, vanity furniture incorporating w.c. and wash hand basin. Ladder style radiator/towel rail. Ceramic tiling to walls. Contrasting wall tiles to floor. Coving to ceiling. Two halogen downlights. Extractor fan. Frosted glass double glazed window formation to the side.

**BEDROOM 2:**  
**15'0 X 14'9 (4M51 X 4M50)**

Generous double bedroom with double glazed window in slight recess to the rear. Ample room for freestanding bedroom furniture. Rich laminate wood flooring. Twin mirror fronted sliding doors to wardrobe with

hanging rail and shelf. Coving to ceiling. Ceiling light fitting. Radiator and radiator cover.

**BEDROOM 3: 10'6 X 8'8 (3M20 X 2M65)**

Third double bedroom with double glazed window formation to the rear. Room for freestanding bedroom furniture. Twin mirror





fronted sliding doors to wardrobe with hanging rail and shelf. Coving to ceiling. Ceiling light fitting. Fitted carpet. Radiator and radiator cover.

**BATHROOM: 6'9 X 5'6 (2M07 X 1M68)**

Fitted with white 3 piece suite comprising corner bath with corner sited Victorian mixer tap and hand held shower attachment, w.c. and pedestal wash hand basin. Ceramic tiled walls. Tiled floor. Coving to ceiling. Ceiling light fitting. Extractor fan. Frosted glass double glazed window formation to the side. Ladder style radiator/towel rail.

**GARAGE:**

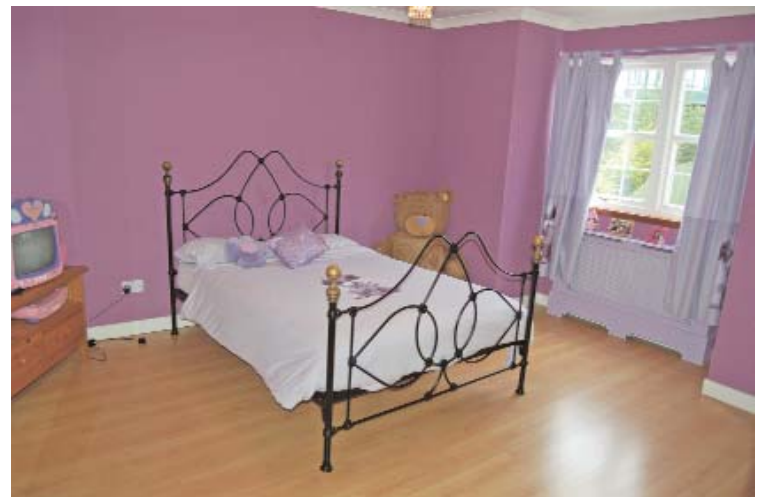
Double integral garage with twin 'up and over' doors with power and light installed. A broad monoblock driveway leads to the double garage and provides off-street parking for several vehicles.

**OUTSIDE:**

The front gardens are enclosed by stone wall with feature bollards, laid mainly to lawn with bordered flowering plants and shrubs. Monobloc path to front door and continuing round the east side and through wrought iron gate to rear gardens. Pathway to west side leading to gardens. The rear gardens are laid to lawn, patio, golden gravel area, ornamental wall and area of shrubs. There is an upper paved patio area.

**EXTRAS:**

Fitted carpets and floorcoverings, integrated kitchen appliances, light fittings, curtains, blinds are all included. Please note other items may be available by separate negotiations.



**VIEWINGS:**

Strictly by appointment through our Property Department on 01324 626107.

**ENTRY:**

Negotiable to suit purchaser.

**COUNCIL TAX:**

Band 'F' – £2,074.01

**REF:**

KMcL/S2524

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