



**17 HAINING GROVE
MADDISTON
FK2 0BF**

This well presented SEMI DETACHED VILLA is enviably positioned in a small offstreet cul de sac towards the end of a popular private residential estate handy for local facilities and amenities within the village and ease of access to major trunk roads and motorway networks. The property is of a style successful in design offering well arranged accommodation comprising on the ground floor entrance hall, lounge, spacious kitchen/dining area and on the upper floor two bedrooms, one with generous built-in storage space and stylish bathroom and benefits from double glazing, gas fired central heating and driveway.

OFFERS OVER £97,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

This stylish modern semi detached villa is pleasantly positioned towards the outskirts of a private modern residential estate positioned in an offstreet cul de sac with no through traffic. The style of this home is of a style successful in design providing well arranged accommodation on two levels comprising on the ground floor welcoming entrance hall, bright lounge, excellent fitted kitchen with large dining area and useful deep walk-in storage cupboard. On the upper floor the master bedroom provides abundant inbuilt storage, second bedroom and stylish bathroom fitted with modern suite with additional electric shower fitted over the bath. The property benefits from double glazed windows, gas fired central heating, level gardens to the front and rear and driveway to the side providing offstreet parking for two

vehicles.

Presented for sale in excellent order this fine home would make an ideal home for a young first time buyer or a client with a young growing family. Full appreciation on internal inspection.

LOCATION:

Haining Grove is situated to the eastern outskirts of the village handy for local shops, amenities, primary school and for ease of access to major trunk roads and motorway networks for commuters through Central Scotland. The local bus service serves Falkirk and surrounding villages. Falkirk town centre is a ten minute car journey and provides excellent shopping, leisure and recreational facilities. Travelling from Falkirk town centre along Callendar Road under the bridge and turn right at the roundabout into Redding Road, Follow this road over two roundabouts continuing to

Brightons. Follow the road to the right into Maddiston Road. At the next roundabout proceed straight ahead onto Main Street (B805). Turn second left into Vellore Road, turn second right into Manor Wynd and follow road round to Haining Grove

ACCOMMODATION:

All sizes are approximate

ENTRANCE HALL:

Enter via timber storm door into the welcoming entrance hall. Carpeted stairway to the upper floor. Laminate flooring. Coving surround to ceiling. Ceiling light fitting. One radiator.

LOUNGE: 13'5 x 9'5 (4m10 x 2m87)

From the entrance hall via 15 panel timber and glazed door into the comfortable lounge with triple section double glazed window formation to the front. Laminate flooring. Coving surround to ceiling. Ceiling light fitting. Timber skirtings and facings. One radiator. Door to kitchen.

KITCHEN/DINING AREA: 12'6 x 9'10 (3m81 x 3m02)

The generous sized kitchen/dining area can well be described as the hub of the property. The kitchen area is well appointed with a range of quality units to both floor and wall levels finished with pelmets and coricing with ample contrasting working surfaces incorporating 1 1/2 bowl stainless steel sink and side drainer. Ceramic



tiled splashback. Integral gas hob, electric oven and extractor fan. Wall mounted gas central heating boiler. Double glazed window formation to the rear. The dining area provides ample room for dining table, chairs and furniture. Two ceiling light fittings. Laminate flooring. One radiator. Deep shelved walk-in understair storage cupboard with fitted light. Timber and glazed door to rear giving access to the garden ground.

UPPER LANDING:

Via carpeted stairway the L-shaped upper landing connects to two bedrooms and bathroom. Ceiling hatch with fitted ladder leads to floored attic space with lighting which provides excellent and versatile storage area. Ceiling light fitting. One radiator.

BEDROOM 1: 11'0 x 9'6
(3m35 x 2m91)

An excellent sized double bedroom with twin section double glazed window formation to the front. Room for freestanding furniture. Twin timber doors to deep wardrobe fitted with shelf and hanging rail. Additional second wardrobe with shelf and hanging rail provides extra storage space. Shelved over stairs storage cupboard. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 2: 10'1 x 6'11 (3m08 x 2m11)

Second bedroom with double glazed window formation towards the Kingdom of Fife. A versatile room either as a good sized single bedroom, child's bedroom, nursery, office or study. Fitted carpet. Ceiling light fitting. One radiator.

BATHROOM: 6'8 x 5'6
(2m04 x 1m69)

Fitted with modern three

piece suite finished in white comprising bath with electric shower, rail and curtain fitted over, w.c. and wash hand basin. Part ceramic wall tiling. Frosted glass double glazed window formation to the rear. Tile effect lino flooring. Ceiling light fitting. Extractor fan. One radiator.

DRIVEWAY:

A driveway to the side provides offstreet parking for two cars.

GARDENS:

There are tidy easy kept gardens to both the front and the rear.

EXTRAS:

Fitted carpets and floorcoverings, blinds, hob, oven and extractor fan are all included.

VIEWING:

Strictly by appointment through the selling agent. Please telephone 01324 626107.

ENTRY:

Flexible entry date is available.

COUNCIL TAX:

Band 'C' - £1300.95

REF:

KMcL/S2857



DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

HOME REPORT:

A Home Report is available for this property.

www.openhouse.co.uk/mboh-stf/publicCaseFile.do?cfid=1411&postcode=FK2 0BF

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

Russel+Aitken
solicitors and estate agents

Property Department
9 Cow Wynd
Off High Street, Falkirk
T : (01324) 626107
F : (01324) 620994
W: www.russelaitken.com