

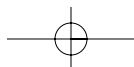
22 Castle Court Castlecary

We are delighted to present to the market this beautifully presented DETACHED BUNGALOW within popular residential cul-de-sac. The property is in good decorative order throughout and would offer a purchaser flexible and spacious family sized accommodation. The property is ideally located for all local amenities and for commuting via the Central Scotland Motorway Network. The property comprises Hallway, Spacious Lounge, Large conservatory, Kitchen, Bathroom, Two Bedrooms (master en-suite) and a further bedroom with Sitting Area and wet room. The property further benefits from Gas Central Heating and is Double Glazed throughout. Gardens to front, side and rear with driveway. **Viewing is highly recommended in order to fully appreciate the layout and accommodation on offer**

Entry:	By Arrangement
Viewings:	Please contact our Property Department on 01324 823 4 98
Price:	Fixed Price £249,000

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Russel+Aitken
solicitors and estate agents



Entrance Vestibule:-

Entered via timber door with double glazed frosted panel into the Entrance Vestibule. Ceiling light. Ceiling coving. Ceramic floor tiling. A timber door with fifteen glass panels leads into the:-

Entrance Hall:-



This is an impressive spacious Hallway which provides access to most rooms within the property. There is a storage cupboard offering shelf space and a further double storage cupboard providing cloaks hanging space which also provides access to the loft which has been floored and benefits from power and light. Laminate flooring. Two ceiling lights. Ceiling coving. Radiator.

Lounge 17'8" x 14'2" (5.39m x 4.33m)

Accessed from the Hallway via a timber door with fifteen glass panels. This is a spacious room which has double glazed windows to the front elevation providing natural light. Attractive ceiling light. Ceiling coving. Ceramic floor tiling. Radiator. Two wall uplighters. Double glazed doors lead to the:-

Conservatory:- 12'3" x 17'9" (3.75m x 5.42m)

This is an excellent sized room which could be used as a second sitting room/dining room should the purchaser wish. The conservatory is fully double glazed and benefits from natural lighting. Two wall lights. Ceramic floor tiling. Two radiators. Double doors lead to garden.

Kitchen:- 8'4" x 10'7" (2.56m x 3.23m)

Leading from the Hallway this is a good sized kitchen which benefits from ample floor and wall mounted units with complimentary worksurfaces (with tiled splashback) incorporating a stainless steel sink with taps above. Double glazed window to the side elevation. Tile effect laminate flooring. Ceiling light. Ceiling coving. Extractor fan.

Utility Room:- 5'11" x 7'3" (1.82m x 2.23m)

Accessed from the Kitchen. There is a floor mounted unit with worksurface area incorporating a stainless steel sink with taps above (with tiled splashback). The boiler for the central heating system is wall mounted. Storage cupboard. Ceiling light. Ceiling coving. Tile effect laminate flooring. A timber door with double glazed frosted panel leads to the side elevation.

Family Bathroom:- 12'3" x 7'7" (3.76m x 2.33m)

Leading from the Hallway. Double glazed frosted window. This is an excellent size bathroom which has a coloured three piece suite comprising w.c., wash hand basin and bath over which is a Mira Advance shower. The walls have been partially tiled. Ceiling light. Ceiling coving. Ceramic floor tiling. Wall light.

Bedroom One:- 12'9" x 13'9" (3.91m x 4.21m)

This is an excellent size double bedroom which has double glazed window to the rear elevation. This room benefits from built in wardrobes fronted by sliding mirror doors. Radiator. Ceiling coving. Inset spotlight units. Laminate flooring. A door leads to the:-

En-suite Shower Room:-

There is a w.c., wash hand basin and shower cubicle which houses an electric shower and has been tiled to full height (the remaining walls are partially tiled). Radiator. Ceiling light. Ceiling coving.

Bedroom Two:- 10'7" x 10'4" (3.24m x 3.17m)

Accessed via the Hallway. This is a second double bedroom with double glazed window to the front elevation. Radiator. Ceiling light. Ceiling coving. Laminate flooring.

Bedroom Three with Sitting Area:- Bedroom:- 10'5" x 13'10" (3.18m x 4.22m) Sitting Area:- 7'2" x 10'4" (2.19m x 3.16m)

This was originally two separate rooms which have been converted into a bedroom with sitting area and wet room and is currently used as separate accommodation. The bedroom is a double room which has been carpeted with double glazed window to the rear elevation overlooking the rear garden. Ceiling light. The separate Sitting Area is a good sized room which is carpeted with ceiling light and inset storage/display area. Double doors provide access to the rear garden.

WetRoom:-

Leading from Bedroom Three. There is a w.c., wash hand basin and Triton Combi HP Shower. The walls have been tiled to full height. Ceiling light. Extractor fan. Wall mounted towel rail.

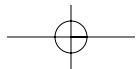
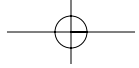
External:-

The property sits within substantial garden grounds. To the front the garden is laid to lawn with large stone chipped driveway. To the rear there is a fully enclosed large garden which has mainly been laid to lawn for ease of maintenance with mature trees. There is a further area which has been laid to stone chips for ease of maintenance. There are two timber sheds.

FURTHER PARTICULARS FROM AND OFFERS TO:

Russel & Aitken,
Solicitors & Estate Agents,
22/24 Stirling Street,
DENNY. Tel:(01324) 823498
Fax:(01324) 824560
E-mail:mail@radenny.co.uk
Ref:DEM/CS
Web-site:www.radenny.co.uk

Full schedule may be down loaded from:www.rightmove.co.uk





Russel + Aitken
solicitors and estate agents

Russel & Aitken,
Solicitors & Estate Agents,
22/24 Stirling Street,
DENNY.
Tel: (01324) 823498
Fax: (01324) 824560

E-mail: mail@radenny.co.uk
Web-site: www.radenny.co.uk

