



**15 MARSHALL DRIVE
CALIFORNIA**

This stunning unique individually designed DETACHED VILLA with detached double garage is enviably positioned in a small cul de sac within a select development. This exceptional home provides generous accommodation well formed over two levels comprising entrance vestibule, broad spacious reception hall, lounge, diningroom, familyroom/study, superb fitted kitchen/familyroom, utility room and downstairs toilet.

On the upper floor a galleried landing leads to five excellent double bedrooms (master and guest bedroom with ensuite shower room) and stylish family bathroom. Double glazing. LPG central heating. Detached double garage.

OFFERS OVER £299,000

**GENERAL DESCRIPTION:**

This most appealing, unique detached family home is enviably positioned in a small cul de sac within a select development of individually styled homes. 15 Marshall Drive is a distinctive and eye catching home providing generous accommodation well formed over two levels providing a degree of flexibility on its internal use. Only by internal inspection can one begin to appreciate the spaciousness and quality of the fittings of the property. Full accommodation comprises external open porch sheltering the front door, entrance vestibule with archway into long, broad reception hall, ground floor toilet/cloakroom, spacious lounge with twin doors leading to the formal diningroom in turn with connecting door into comprehensively fitted kitchen/familyroom which features French doors leading to the rear garden and utility room. A feature stairway from the reception hall leads to the upper galleried landing which provides access to five double bedrooms four of which have fitted

wardrobes, the master and guest bedrooms both featuring ensuite shower rooms and family bathroom. Quality fittings and fixtures abound within this home with particular attention being drawn to the stunning fitted kitchen, bathroom and ensuite sanitaryware and tiling, doors, woodwork and lighting. To the side there is a broad and long monobloc driveway which leads to the detached double garage. Tidy level gardens to the front and rear which enjoys a south westerly aspect. A distinctive home of broad appeal to the discerning purchaser seeking a flexible family home. Early internal inspection is thoroughly recommended.

LOCATION:

California is a popular village setting situated approximately 4 miles from Falkirk town centre. The village is well served by local shops for everyday requirements, highly regarded primary school and a regular bus service to Falkirk and surrounding villages. Secondary schooling is at nearby

Reddingmuirhead or at Falkirk. Falkirk is a short journey by car or bus and provides excellent shopping facilities in the High Street, two shopping malls, retail park with ample recreational and sporting facilities also available. There are mainline railway stations at Polmont and Falkirk High providing services to Edinburgh, Glasgow and Stirling. Convenient location for major roads and motorway network serving Central Scotland. Travelling from Falkirk head towards Shieldhill. At the T junction turn left then right where signposted Avonbridge and continue into the village of California. At the mini roundabout turn left at Church Road and immediately right into Marshall Drive and follow the road round taking a turn to the left into a small cul de sac with No. 15 on the left hand side.



ceiling. Strategically placed halogen downlights. Two pendant light fittings. Two radiators. Twin oak and glazed doors to diningroom.

DININGROOM:

13'11 X 10'6 (4M23 X 3M21)

Formal diningroom positioned to the rear of the property with triple section double glazed window to both the side and rear. Ample room for dining table, chairs and associated furniture. Coving surround to ceiling. Pendant ceiling light fitting and strategically placed halogen downlights. One radiator. Door to kitchen/familyroom.

KITCHEN/FAMILYROOM:

17'4 X 12'2 NARROWING TO 10'10 (5M30 X 3M73 NARROWING TO 3M31)

This area would best be described as the hub or the interactive social part of the house. The kitchen area is superbly appointed with a range of luxurious cabinets to both floor and wall levels with ample coordinated working

ACCOMMODATION:

All sizes are approximate

An external open porch with pillar and canopy incorporating twin halogen downlights shelters the front door.

ENTRANCE VESTIBULE:

7'3 X 6'3 (2M23 X 1M91)

Enter via 'Sweedor' storm door with opaque stained and double glazed door with twin leaded double glazed side panels. Coving surround to ceiling. Ceiling light fitting. Double glazed window formation to the front. One radiator. Archway to reception hall.

RECEPTION HALL:

14'9 X 10'3 (4M49 X 3M12)

Broad central reception hallway in turn connecting to the lounge, downstairs toilet,

familyroom/study, kitchen. Storage cupboard. Stairs to the side leading to the upper galleried landing. Double glazed window formation to the front. Coving surround to ceiling. Strategically placed halogen downlights. One radiator.

TOILET:

Fitted with classic white two piece suite comprising w.c. and pedestal wash hand basin. Complementary ceramic wall tiling to half level. Frosted glass double glazed window formation to the side. Ceiling light fitting. One radiator.

LOUNGE:

23'6 X 13'7 (7M23 X 4M15)

Via twin oak and glazed doorway from the reception hallway into the generous principal apartment, four sectioned double glazed

window formation to the front with additional double glazed window to the side allowing for ample natural light to flood into this room. Coving surround to





surfaces incorporating integrated appliances to include stainless steel double oven, five ring gas hob, extractor fan in stainless steel canopy, fridge, freezer and dishwasher. Stylish ceramic wall tiling. Strategically placed halogen downlights. Slate effect Uniclick laminate flooring. Double glazed window formation to the rear. The family area features double glazed French doors giving access to the rear garden which enjoys a south westerly aspect.

UTILITY ROOM:

10'5 X 5'4 (3M19 X 1M63) MAXIMUM SIZES

Fitted with floor units per kitchen, working surfaces incorporating stainless steel sink and side drainer. Mosaic tiled splashback. Slate effect laminate flooring. Ceiling light fitting. Extractor fan. Storage cupboard housing central

heating boiler. Double glazed window formation to the rear. 'Sweedor' door to the side giving access to garden. One radiator.

FAMILYROOM/STUDY/OFFICE

10'2 X 9'4 (3M11 X 2M86)

A flexible and adaptable room pleasantly situated to the front on the ground floor and provides various potential. Triple section double glazed window formation to the front. Coving surround to ceiling. Ceiling light fitting. One radiator.

GALLERIED UPPER LANDING:

14'3 X 12'9 (4M35 X 3M89)

Via quality stairway from the reception hall to the upper U-shaped galleried landing in turn leading to five bedrooms and family bathroom. Cupboard with hot water cylinder. Coving surround to ceiling. Strategically

placed halogen downlight. One radiator.

MASTER BEDROOM:

16'0 X 13'6 (4M88 X 4M13)

Generous sized double bedroom with triple section double glazed window formation to the front. Ample room for freestanding bedroom furniture. Two sets of twin oak doors to wardrobes internally finished with beech shelving and hanging rail. Coving surround to ceiling. Pendant light fitting and strategically placed halogen downlights. Ample room for freestanding bedroom furniture. One radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM:

10'5 X 9'2 (3M19 X 2M81)

Stunning ultra modern ensuite shower room fitted with quality suite comprising twin shower cubicle with thermostatic mixer shower fitted over, vanity furniture incorporating twin square wash hand basins and w.c. High gloss finish





storage cabinets with contrasting working surfaces. Complementary ceramic wall tiling. Frosted glass double glazed window formation to the side. Strategically placed halogen downlights. Extractor fan. Silver ladder style radiator.

**GUEST BEDROOM:
12'5 X 10'6 (3M79 X 3M20)**

A generous sized guest bedroom with triple section double glazed window formation to the rear. Twin oak doors to the wardrobe with hanging rail and beech shelving. Room for freestanding bedroom furniture. Ceiling light

fitting. One radiator. Ceiling hatch to loft. Door to ensuite shower room.

**ENSUITE SHOWER ROOM:
8'10 X 4'2 (2M69 X 1M28)**

Stylish ensuite with white recessed shower cubicle incorporating thermostatic shower fitted over. Vanity furniture with feature curved wash hand basin and w.c. Ceramic wall tiling to half level. Shaver socket. Silver ladder style radiator. Frosted glass double glazed window to the rear. Ceiling light fitting. Extractor fan.

**BEDROOM 3:
12'10 X 9'11 (3M91 X 3M03)**

Third double bedroom with triple section double glazed window to the front. Twin oak doors to wardrobe with hanging rail and beech shelving. Room for freestanding bedroom furniture. Ceiling light fitting. One radiator.

**BEDROOM 4:
9'11 X 9'10 (3M04 X 3M01)**

Good sized double bedroom with wide triple section double glazed window to the rear. Ample room for freestanding bedroom furniture. Twin oak doors to wardrobe with hanging rail and beech shelf. Ceiling light fitting. One radiator.

**BEDROOM 5:
11'8 X 8'8 (3M56 X 2M66)**

Double bedroom with twin section double glazed window formation to the front and side. Room for freestanding bedroom furniture. Ceiling light fitting. One radiator.

**BATHROOM:
8'8 X 7'6 (2M66 X 2M30)**

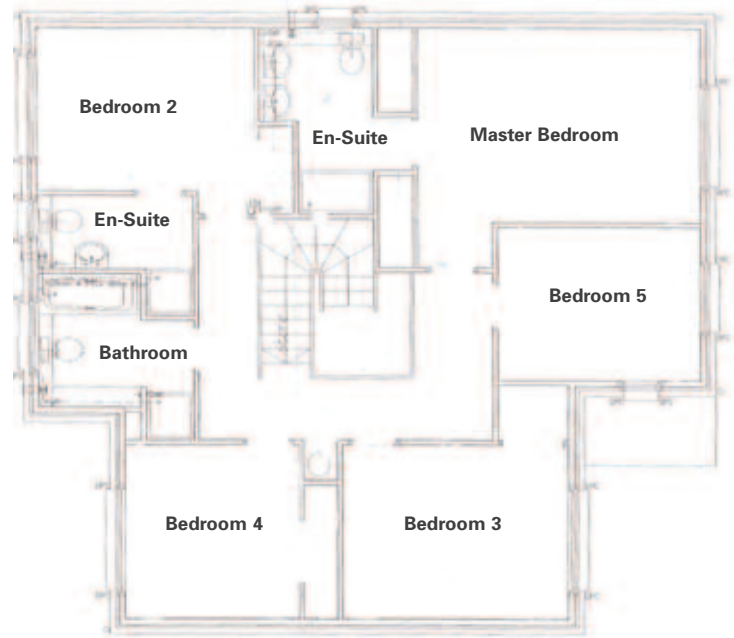
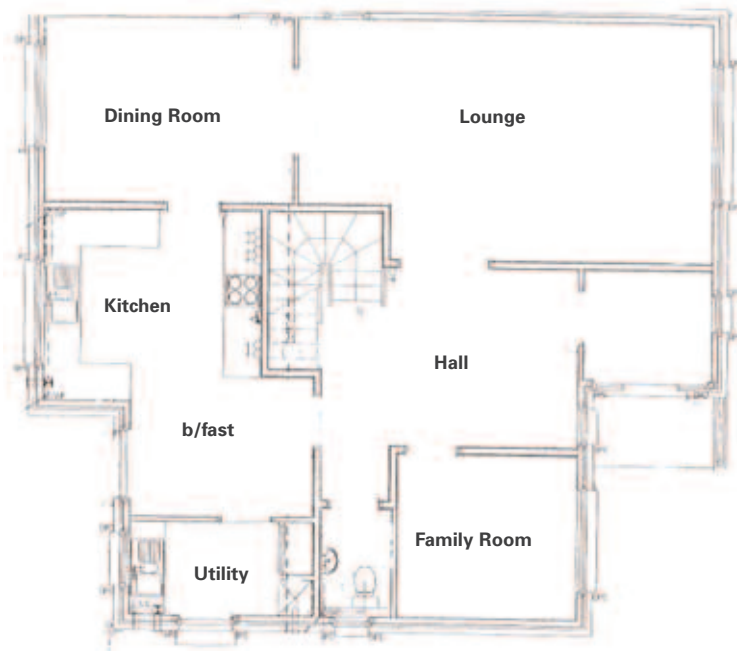
Stylish ultra modern bathroom finished with quality suite in classic white featuring double curved ended bath with central mixer taps, vanity furniture incorporating square sink with mixer tap, w.c. and recessed shower cubicle with thermostatic mixer shower fitted over. Quality ceramic wall tiling. Frosted glass double glazed window formation to the rear. Shaver socket. Ceiling light fitting. Extractor fan. Silver ladder style radiator.

DOUBLE GARAGE:

Detached double garage with pyramid tiled roof and remote and insulated roller door, power and light.

DRIVE:

A long, broad monobloc driveway provides additional offstreet parking for up to six vehicles.



GARDENS:

The front gardens are laid to lawn with flowering shrub beds whilst the rear gardens are enclosed by timber fencing and enjoy a south westerly aspect and laid mainly to lawn. External lighting. External water.

EXTRAS:

All integral appliances in the kitchen are included in the sale.

ADDITIONAL INFORMATION:

The property has an LPG central heating system installed serving ample radiators throughout the home. The central heating boiler is situated in the cupboard in the utility room. The LPG storage tank is below ground level in the front garden.

There are abundant power points, telephone and TV points throughout. Provision and wiring for a sound system and Cat 5 system cabling. The property further benefits from a security alarm system.

VIEWING:

By appointment through our Property Department on 01324 626107.

ENTRY:

An early entry date can be accommodated although negotiable to suit the Purchaser.

COUNCIL TAX:

Band

REF:

KMcL/S2755

DISCLAIMERS:

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.

Floor plans and dimensions have been provided by others and are for general illustrative purposes only and are not warranted as true or correct by the Selling Agents. Prospective purchasers are required to satisfy themselves as to the accuracy of the above information. These particulars do not form part of a contract or a warranty.

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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.

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