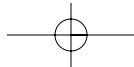


**5 McCracken Court
California
FK1 2AD**

This beautifully presented DETACHED VILLA forms part of an intimate private development in an exclusive cul-de-sac noted for its individual styles and designs. Constructed to the present owners' exacting standards with delightful innovative touch and design features. Accommodation over two levels comprises wide welcoming reception hall with feature solid oak staircase, w.c., large lounge, spacious diningroom, stunning family room with open plan luxury fitted kitchen and handy utility room on the ground floor. Upstairs there are five bedrooms, two with quality ensuite shower rooms, study/nursery and a superb family bathroom. The guest bedroom with its panoramic views is currently used as an additional public/games room. The property also benefits from central heating and double glazing with an alarm system installed. The enclosed rear garden has been extensively laid to lawn with a raised sun deck while to the front there is an open plan garden with monobloc driveway to the side leading to the garage and affording additional offstreet parking if required.

OFFERS OVER £275,000

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

5 McCracken Court is a superb modern villa which combines spacious and flexible accommodation to a standard seldom seen in today's market. Over two levels the property which needs to be viewed internally to appreciate its many fine features currently comprises wide welcoming reception hallway with feature solid oak staircase, w.c., large lounge, diningroom, open plan family room/fitted kitchen and utility room. Upstairs there are five bedrooms, two with ensuite shower rooms, nursery/study and a beautifully fitted family bathroom. The property is further enhanced by central heating, double glazing and an alarm system has been installed. There are mature established garden grounds to the front and rear with a garage and driveway affording offstreet parking for a number of cars.

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 within walking distance 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. Muiravonside Country Park is nearby along with local walks and cycle routes.

TRAVEL DIRECTIONS:

From Falkirk head towards Shieldhill continuing along the B8028 and on Main Street and Elim Drive turn right onto the B8028 marked California Road. Travel along this road until you come to the first roundabout where upon you should bear left and then 1st right into Marshall Drive. Carry straight on and McCracken Court is the 2nd turning on the left. No. 5 is on the left hand side.



**KITCHEN/
FAMILYROOM: 27'6 x
16'1 x 11'5 (8.3m x 4.9m
x 3.4m)**

One large open plan space naturally divides into two specific areas. The family area has a six frame double glazed window formation to the side and rear. Continued use of natural oak flooring. Deep moulded coving. TV point. Ample space for freestanding furniture. Open plan to the kitchen which has double glazed French doors to the raised sundeck and double glazed window formation to the rear. Fitted floor and wall mounted units with co-ordinated granite work surfaces and tiled splashbacks. 1½ bowl undermount stainless steel sink with mixer tap. Stainless steel Smeg range cooker with 6 ring gas hob and double width oven/grill. Extractor hood above. Built-in Smeg dishwasher. Camaro tile effect flooring. Space and point for freestanding fridge/freezer. Two radiators. Downlights. Door through to utility room.

ACCOMMODATION:
All sizes are approximate

RECEPTION HALL:
Entry is gained into a wide welcoming reception hall via a double glazed door with twin leaded double glazed side panels. Beautifully presented, the hall has a feature solid oak staircase to a galleried upper landing. Recessed ceiling downlights. Deep moulded coving. Camaro tile effect flooring. Double doors through to the lounge with matching glazed double doors through to the kitchen. There is a useful storage cloaks cupboard and a door off to the w.c. Radiator. Feature double height ceiling light fitting. Wall light.

W.C.
In fresh decorative order the

large ground floor w.c is equipped with low level w.c. and wash hand basin. Tiled splashback. Ceiling mounted extractor fan. Camaro tile effect flooring. Fitted coving. Further matching bathroom fitments. Radiator.

**LOUNGE: 18'0 x
16'6 (5.5m x 5.0m)**
Bright spacious public room with large walk-in bay window to the front. To the side of the bay window is a further double glazed window formation allowing ample light within the room. Fitted deep moulded coving. Natural oak flooring. TV point. Ample space for freestanding furniture. Radiator. Semi open plan to diningroom.

**DININGROOM: 9'2 x 8'4
(2.7m x 2.5m)**
Double glazed French doors

leading onto the sun deck. Continued use of deep mould coving. Natural oak flooring. Ample space for freestanding furniture. Radiator. Door through to kitchen/familyroom.





freestanding furniture. Door through to ensuite shower room. Radiator.

ENSUITE:

Opaque double glazed window to the rear. Large ensuite shower room has ceiling mounted extractor fan. Extensive tiling to all walls and floor. Corner shower cubicle with thermostatic mixer shower. Wash hand basin. Low level w.c. Chrome towel rail. Radiator.

BEDROOM 2: 12'3 x 11'0 (3.7m x 3.3m)

Double bedroom with double glazed window formation to the rear again in good order. The room has fitted coving. Fitted self coloured carpet. Built-in walk-in wardrobe/storage. Ample space for freestanding furniture. Radiator.

UTILITY ROOM: 6'3 x 8'2 (1.9m x 2.5m)

Double glazed window to the side. Floor standing units with coordinated work surfaces and tiled splashback. Stainless steel sink and drainer. Space and point for washing machine and tumble dryer. Radiator. Door through to garage.

double glazed French doors onto a Paris balcony. Recessed ceiling downlights. Part coombed ceiling. Fitted self coloured carpet. Wardrobe recess. Ample space for freestanding furniture. Door through to ensuite shower room.

ENSUITE:

Opaque double glazed window to the side. Tiled shower cubicle with Mira shower. Low level w.c. and wash hand basin. Radiator.

UPPER LANDING:

The stairs sub divide at the half landing. The first stair leads to the bright guest bedroom complete with ensuite shower room.

GUEST BEDROOM: 16'4 x 16'3 (4.9m x 4.9m) maximum points

This room has a three framed double glazed window formation to the front with panoramic views and

MAIN LANDING:

The main landing has service hatch through into part floored loft space. Airing cupboard. Access to master bedroom, additional rooms and bathroom. Wall lights. Radiator.

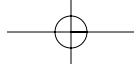
MASTER BEDROOM: 16'7 x 14'10 (5.5m x 4.5m)

The master bedroom has walk-in double glazed bay window to the front. In fresh decorative order the room has fitted coving. Built-in 'His and Hers' wardrobes with mirrored sliding doors. Fitted self coloured carpet. Ample space for

BEDROOM 3: 12'1 x 11'9 (3.6m x 3.5m)

Another double bedroom again in good order. The room also has double glazed window formation to the rear overlooking the garden. Fitted coving. Fitted self coloured carpet. Ample space for freestanding furniture. Radiator.





sun deck and external lighting and water tap. To the front of the property there is a further lawned garden area with monobloc driveway affording access to garage and offstreet parking.

GARAGE:

The garage has light and power with remote controlled door. Door to garden. Water tap.

EXTRAS:

All fitted carpets, floorcoverings, blinds and integrated kitchen appliances are to be included in the purchase price.

Please Note: the freestanding fridge/freezer is not included.

VIEWING:

Strictly by appointment. Please telephone our Property Department on 01324 626107.

ENTRY:

Negotiable.

BEDROOM 4: 10'2 x 10'1 (3.0m x 3.0m)

Double bedroom again in good order. Double glazed window formation to the rear. Fitted coving. Built-in mirrored wardrobes. Fitted self coloured carpet. Ample space for freestanding furniture. Radiator.

thermostatic mixer shower. Tiled walls and floor. Vanity mirror and shaver point. Chrome ladder towel rail. Radiator.

GARDENS:

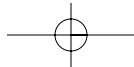
To the rear of the property there is an enclosed south westerly facing lawned garden area encompassed by timber fencing complete with raised

STUDY/NURSERY 6'10 x 6'7 (2m x 2m)

Suitable for use as a nursery, home office or study. The room has double glazed window formation to the front. Fitted coving. Fitted self coloured carpet. Telephone point. Radiator.

BATHROOM:

The bathroom has opaque double glazed window formation to the side. Fitted four piece suite comprising low level w.c., wash hand basin, corner bath and tiled corner shower cubicle with





COUNCIL TAX:

Band 'G' - £2439.28 (09/10)

REF:KMcL/S2903

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.

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.

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