



17 DOCK STREET CARRONSHORE

This superb DETACHED BUNGALOW occupies extensive garden grounds which include two double garages.

The spacious property offers fantastic family accommodation providing a degree of flexibility in its use. Comprises long reception hallway, spacious lounge with bay window, diningroom, fitted kitchen with utility area off, master bedroom with ensuite bathroom, two further double bedrooms and stylish family bathroom. Double glazing. Gas central heating. Enclosed gardens.

FIXED PRICE £220,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

This superior detached bungalow occupies extensive enclosed garden grounds which include two large double garages, well positioned to the perimeter of the village. This property will be of broad appeal to a wide spectrum of the market as it provides generous accommodation and if one has several vehicles or wishes to run a small business from the garages (subject to required planning etc.) there is excellent potential.

The spacious property offers excellent accommodation all on the one level comprising 30ft long reception hallway, spacious bay windowed lounge, formal diningroom with double glazed patio doors leading to the enclosed rear garden. Excellent re-fitted kitchen with double range style gas cooker, utility area, master bedroom with stylish suite, two further generous double bedrooms and family bathroom with quality suite and co-ordinated tiling. The property is presented for sale in excellent

order and benefits from the aforementioned recently refitted kitchen and stunning bathroom/ensuite facilities, double glazing and gas fired central heating. The garden grounds are enclosed by a combination of walls and fencing and provide an excellent safe and secure area for a client with a young growing family. In addition within the garden grounds there is a timber deck seating area, patio area and potting shed adjacent to one of the garages.

The aforementioned two double garages feature electronic 'up and over' doors both internally lined with pitched roofs with additional storage space, with ample power points and lighting. All in all, a distinctive detached bungalow within good yet easily maintained garden grounds with double garages providing varied potential for the discerning purchaser and full appreciation can only be gained on internal inspection.



LOCATION:

Dock Street is well placed within this popular village with modern housing nearby handy for local shops and primary school. There is a regular bus service to Falkirk town centre, a ten minute car journey, where there is a wide and extensive range of shopping outlets within the pedestrianised High Street and the Callendar and Howgate shopping centres. The property is conveniently positioned for access to major trunk roads and the motorway network serving Central Scotland. Travelling from Falkirk centre head North along Grahams Road, follow on to Bainsford passing Matalan, Co-op and Lidl supermarkets on the left hand side. Proceed straight ahead at the mini roundabout and continue to the next roundabout. Take the 4th exit continuing along Carronshore Road to the shops on the left hand side. Turn right at the Cross into Main Street and continue to the end turning right into Dock Street with No. 17 positioned on the left hand side.



ACCOMMODATION:
All sizes are approximate

PORCH:

An open recessed porch with quarry tiled steps and external carriage lamp shelters the front door.

RECEPTION HALL:
32'8 x 5'11 (9m96 x 1m80)

Enter via UPVC storm door into the long central hallway which provides access to most internal accommodation. Deep cloaks cupboard and deep storage cupboard both with light.

Ceiling hatch to partially floored loft area with power and light installed. Fitted carpet. Two ceiling light fittings. Two radiators.

LOUNGE:
18'4 x 16'8 (5m59 x 5m10)

A bright spacious principal apartment set off with the wide 5 section double glazed bay window formation to the front. Focal fireplace and hearth incorporating living flame fire. Strategically placed ceiling downlights and additional wall lights. Hardwood skirtings and facings. Fitted carpet. One radiator. Twin timber and glazed doors to diningroom.

DININGROOM:
12'4 x 8'4 (3m76 x 2m55)

A light and airy formal diningroom with double glazed patio doors to the rear giving access to the gardens. The diningroom provides ample room for family dining table, chairs and associated furniture. Fitted carpet. One radiator. Connecting door to the kitchen.

KITCHEN:
18'0 x 8'10 (5m49 x 2m70)

Well appointed and recently re-fitted with abundant quality cabinets fitted to both floor and wall levels finished with stainless steel handles and contrasting working surfaces incorporating 1½ bowl stainless steel sink and side drainer. Ceramic tiled splashback. Double range style gas cooker with 8 gas rings with stainless steel splashback and vented cooker hood in stainless steel chimney style canopy. Double glazed window formation to the side. UPVC storm door to the side giving access to the garden. Vinyl flooring. Downlights. One radiator. Access to utility room.

UTILITY ROOM:
8'9 x 4'5 (2m67 x 1m35)

This area houses American style

fridge/freezer, washing machine and tumble dryer. Gas central heating boiler. Vinyl flooring. Ceiling light fitting. Connecting door to reception hall.

MASTER BEDROOM:
15'3 x 11'3 (4m66 x 3m43)

An excellent sized double bedroom with double glazed patio doors through the rear leading to the timber deck seating area. There is a large bank of free standing wardrobes. Hardwood skirting and facings. Fitted carpet. Ceiling light fitting. One radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM:
8'3 x 8'2 (2m53 x 2m51)

Stylish ensuite fitted with quality four piece suite comprising corner bath, w.c. pedestal wash hand basin and recessed shower cubicle with multi jet shower unit and fitted wall seat. Strategically placed halogen downlights. Wall cabinet with halogen downlights. Ceramic wall tiling. Laminate floor. Upright ladder style radiator. Frosted glass double glazed window formation to the side.



BEDROOM 2:
12'1 x 11'6 (3m69 x 3m51)

A generous sized double bedroom with wide double glazed picture window formation to the rear. Newly fitted 'beech' wardrobes. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 3:
14'11 x 11'2 (4m55 x 3m41)

This room provides flexibility in its use as a double bedroom and provides ample room for freestanding furniture however in current use as a sittingroom/office and would make a very comfortable informal TV room. Double glazed window formation to the front. Fitted carpet. Ceiling light fitting. One radiator.

BATHROOM:
11'1 x 8'6 (3m38 x 2m61)

Stylish fully tiled bathroom fitted with luxury four piece suite finished in white comprising bath, w.c. sink in vanity unit with storage cupboard under and separate

shower cubicle with thermostatic shower fitment. Ceramic tiled floor. Coving surround to ceiling. Strategically placed downlights. Frosted glass double glazed window formation to the side. Ladder style radiator/towel rail.

OUTSIDE:

A long tarmacadamed driveway with monobloc parking/turning area and two sets of wrought iron security gates leads to tarmacadamed hard standing area to the rear and two extensive double garages. Both garages have electronically controlled 'up and over' doors, internally dry lined with lined ceiling with hatch to upper storage area. There are more than ample electric power points and lighting. Both garages are covered by independent alarms.

GARDEN GROUNDS:

The garden grounds are enclosed by a combination of walls and timber fencing. Level gardens are well laid

out with areas of lawn, borders, flowering plants, shrubs and trees. Patio seating area and sheltered timber deck seating area to the rear. There is also a little potting shed. External water and lighting. The gardens are both child and pet secure.

EXTRAS:

Fitted carpets and floorcoverings, double sized range gas cooker, American fridge/freezer and blinds are all included.

VIEWING:

By appointment through our Property Department on 01324 626107.

ENTRY:

An early entry date can be accommodated though flexible to suit the Purchaser.

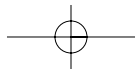
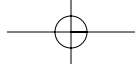
COUNCIL TAX:

Band 'F' - £2093.77

REF:

KMcL/S2764







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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