



**16 EASTON DRIVE
SHIELDHILL
FK1 2DR**

This superb END TERRACED VILLA will appeal to a broad spectrum of the market. Over two levels the accommodation comprises on the ground floor entrance hall, bright lounge/diningroom and fitted kitchen, while upstairs there are two good sized bedrooms (with fitted bedroom furniture), a boxroom/study and a luxury bathroom. Property is further enhanced by gas fired central heating and double glazing. To the front and rear there are established enclosed garden areas whilst to side there is a garage with light/power and a long drive affording off-street parking for two cars if required.

OFFERS OVER £99,995



GENERAL DESCRIPTION:

This attractive end terraced villa will appeal to both a growing family, and young professional couple seeking a well presented property within a popular residential location. Over two levels the accommodation comprises on the ground floor entrance hall, lounge/diningroom and kitchen with access through to the garden. Upstairs there are 2 bedrooms, two with fitted bedroom furniture, boxroom/study and a particularly attractive bathroom. The property is further enhanced by gas fired central heating and double glazing has been installed. To front and rear are well maintained enclosed garden grounds, with a long driveway to the side of the

property affording off-street parking for two cars and access to the garage which also has light and power. Easton Drive is a popular residential location well served by local shops catering for most everyday needs. More extensive shopping, sporting and recreational amenities are to be found closer to Falkirk town centre and only a few minutes drive by car or ride on public transport. Schooling at all levels is also to hand. For the commuter swift access to both National rail and motorway networks leads to short journey times to many areas of commerce within the central belt.

TRAVEL DIRECTIONS:

From Falkirk town centre take High Station Road travelling away from the town centre along Glenbrae (B8028) which becomes Falkirk Road. Stay on the B8028 signposted Shieldhill and on entering the village take the first turning left into Easton Drive. No 16 is a few hundred yards along on the left hand side.



ACCOMMODATION:
All sizes are approximate

ENTRANCE HALL:
Entry is gained via an opaque double glazed door into a welcoming entrance hall. In good decorative order the hall has stair to upper level, fitted carpet floorcovering, door through to lounge/diningroom.

LOUNGE/DININGROOM:
22'0 x 11'6 (6.8m x 3.5m) maximum points
A beautifully presented bright and spacious room with double glazed window to front and rear (both with vertical blinds), the room has a self coloured carpet, television point, ample space for lounge and diningroom furniture. Door through to kitchen.

KITCHEN: 7'10 x 7'1 (2.3m x 2.1m)
The kitchen has a double glazed window to rear and a double glazed door through to the garden. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks. Sink with monomix tap and drainer to side. Oven/grill with hob and extractor hood above. Integrated fridge/freezer. Plumbed recess for washing machine. Ceramic tiled flooring.

LANDING:
The landing is accessed via a carpeted stair leading onto the landing. The landing has double glazed window to side, service hatch through into part floored loft space. Fitted carpet floorcovering.

BEDROOM 1: 11'7 x 8'6 (3.5m x 2.5m)
This attractive double bedroom has double glazed window to front, fitted bedroom furniture. Fitted carpet floorcovering.

BEDROOM 2: 9'11 x 8'6 (3.0m x 2.5m)
As per bedroom 1 this well presented second double bedroom has a double glazed window to rear, continued use of fitted bedroom furniture. Fitted carpet floorcovering.

BOXROOM: 7'1 x 6'3 (2.1m x 1.9m) maximum points
The boxroom/study has a double glazed window to front, fitted carpet floorcovering. Space for freestanding furniture.

BATHROOM:
Again in superb order, the bathroom has a lined ceiling with recessed ceiling downlights, tiled walls and floor, three piece suite comprising panelled bath with Mira sport overbath shower unit, w.c. and wash hand basin recessed into vanity unit with built-in storage facility.

GARDEN:
To the rear of the property there is an enclosed lawned garden area sporting a variety of flowering shrubs and plants, forming a delightful setting. To the front of the property there is an enclosed easily maintained garden area again sporting a variety of flowering shrubs and plants. To the side of the garden there is a long driveway affording off-street parking for two cars if required and access to the garage which also has light and power.

EXTRAS:
The property is to be sold with all carpets, floorcoverings, blinds, oven, hob, extractor hood, fridge and freezer to be included within the purchase price.

ENTRY:
An early entry date can be accommodated although negotiable to suit the purchaser.

VIEWING:
Strictly by appointment through our Property department on 01324 626107.

COUNCIL TAX:
Band 'C' - £1,300.95

REF:
KMCL/S2806



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.

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