



**33 WATSON STREET
FALKIRK
FK2 7HA**

This beautifully presented modern SEMI DETACHED VILLA enjoys a quiet central location within the heart of Falkirk. Originally designed and spaced as a three bed roomed villa, the subjects currently comprise entrance porch, reception hall, bright lounge, fitted dining kitchen, spacious master bedroom, ensuite shower room, second double bedroom and what could be bedroom 3 but is currently a large open plan study/library area along with a large extensively tiled bathroom. The property is further enhanced by gas central heating and double glazing. There are enclosed mature garden grounds, garage and ample off-street parking.

FIXED PRICE £155,000



GENERAL DESCRIPTION:

Beautifully presented semi detached villa in quiet central location. Originally designed and spaced as a three bed roomed home, the present owners asked for the third bedroom to be left open onto the main landing to create an open plan study/library area. The accommodation currently comprises entrance vestibule, reception hall, bright lounge, fitted dining kitchen with integrated appliances, spacious master bedroom with ensuite shower room, second double bedroom, third bedroom/open plan study/library and large extensively tiled bathroom. The property has quality self coloured fitted carpet floorcovering, double glazing

and gas fired central heating has been installed. There is an established enclosed mature rear garden and paved driveway to front affording off-street parking and access to the garage which has light and power.

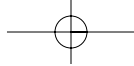
LOCATION:

Local amenities could also be described as on your doorstep with everything from the local Morrisons and Tesco supermarkets to the railway station (Edinburgh/Glasgow) and the pedestrianised High Street all within a short walk. Schooling for all ages is also to hand along with excellent sporting leisure and recreational facilities, ranging from country parks with boating pond to swimming

pools and from fisheries to football grounds. Falkirk has something for everyone. For those needing to commute to either East or West there are a good number of railway stations and motorway networks available bringing short journey times to many areas of commerce. For those needing to travel further afield for either business or pleasure there are airports at both Edinburgh and Glasgow also both accessible by the public or private transport. Early viewing is strongly advised.

TRAVEL:

From the town centre proceed down Grahams Road, turning left at the second roundabout into Meeks Road, continue past the railway station and take the last turning on your right into Watson Street. No 33 is right at the end on your left hand side.



ACCOMMODATION:
All sizes are approximate

ENTRANCE PORCH:
Entry is gained via twin timber painted storm doors into the entrance vestibule. The vestibule has feature timber and double glazed glass door into the main reception hallway.

RECEPTION HALLWAY:
The welcoming beautifully presented reception hallway has stairs to upper level, large cloaks/storage cupboard with twin timber doors, matching doors through to lounge and kitchen. Matching timber skirtings and architraves. Fitted self coloured carpet.

LOUNGE: 18'0 x 12'7 (5.4m x 3.8m)
The lounge has twin double glazed windows to front and rear allowing excellent levels of light into the room, superb decorative order the room

has fitted coving, focal polished stone fireplace, continued use of timber skirtings and architraves. Fitted self coloured carpet. Television point. Telephone point.

KITCHEN: 18'3 x 11'9 (5.5m x 3.5m)max points
The kitchen has double glazed window to rear and double glazed French door through to the garden. Again in beautiful condition the room is equipped with fitted floor and wall mounted units with co-ordinated work surfaces, having tiled splashbacks, 1 ½ bowl stainless steel sink with monomix tap and drainer to side. Double oven/grill with matching stainless steel 4 ring gas hob and extractor hood above (brushed aluminium splashback), integrated fridge freezer, washing machine. Tiled flooring. Small understair storage cupboard. Space for dining table and chairs.

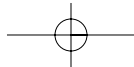
Recessed ceiling downlights.

LANDING: 19'6 x 8'8 (5.9m x 2.6m)
The landing has twin double glazed windows to rear overlooking the garden. Ceiling mounted smoke alarm. Timber skirtings and architraves. Fitted self coloured carpet. Currently the room is utilised as an open plan study/library but originally the house was

designed as a three bedrooom property with the third bedroom having been left open plan by the non-erection of a stud partition wall. The third bedroom would measure 9'5 x 8'8 (2.8m x 2.6m) if the stud partition wall was to be built.

BEDROOM 1: 17'6 x 10'10 (5.3m x 3.3m)
Large bright master bedroom, again beautifully presented in fresh decorative order. The room has twin double glazed windows to rear, built-in his and hers wardrobes, both with double timber doors and equipped with shelf and clothes rail. Continued use of timber skirtings and architraves. Fitted self coloured carpet. Ample space for freestanding furniture. Door through to ensuite.

ENSUITE SHOWER ROOM:
Good sized well presented ensuite shower room with opaque double glazed window to front. Recessed ceiling downlights and extractor fan. Tiled shower cubicle with thermostatic shower, low level w.c, wash hand basin. Tiled floor.





BEDROOM 2: 13'10 x 9'0 (4.2m x 2.7m)

Second double bedroom, again in good order with double glazed windows to front. Built-in wardrobe with shelf and clothes rail. Timber skirtings and architraves. Fitted self coloured carpet floorcovering. Again ample space remains for freestanding furniture.

BATHROOM:

An extremely large bathroom

with opaque double glazed window to front. Recessed ceiling downlights. Extensive tiling to walls and flooring. Fitted three piece suite comprising low level w.c, wash hand basin and panelled bath with mixer tap and shower attachment. Wall mounted mirror. Additional bathroom fittings.

GARDEN:

To the rear of the property there is an enclosed

easily maintained established lawned garden area with paved sun patio and well stocked flower/shrub bed borders. There is access to the side of the property leading round to the front. Monobloc driveway which in addition to providing off-street parking also allows access to the garage.

GARAGE:

Single garage, fitted with light and power. Up and over door.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'E' - £1,788.81

REF:

KMcL/S2895

HOME REPORT:

A Home Report is available

for this property.

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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