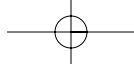




81 TIREE CRESCENT, POLMONT, FK2 0XB

FIXED PRICE £120,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

Recently decorated in fresh neutral colours, this well proportioned DETACHED VILLA enjoys an enviable position within an ever popular residential location. Accommodation comprises: entrance vestibule, large lounge/open plan diningroom, fitted kitchen, 3 bedrooms and a family bathroom. The property is further enhanced by gas fired central heating and double glazing. There are garden grounds to front and rear with a carport to side. The property is situated close to local amenities and a railway station with services to and from both Edinburgh and Glasgow, early viewing is strongly advised. For those needing to commute/travel further afield for either business or pleasure both Glasgow and Edinburgh airports with their International services can be reached in well under 1 hour. For the growing family there is good sized flexible accommodation with a possibility to extend the kitchen which does not require Planning consent. Schooling for all ages is to hand as are first class leisure and recreational amenities. As mentioned local amenities cater for most daily needs with more extensive shopping to be found closer to either Falkirk or Linlithgow town centres. For those wishing to drive to other areas of the Central belt and surrounding districts there is good access onto the M876, M90, M8 and M9.

TRAVEL:

From Falkirk town centre travel along Callendar Road (A803), at the large roundabout carry over onto Mary Street (A803) which becomes Polmont Road. Drive through Laurieston and then take a right at the crossroads onto Salmon Inn Road, take the 1st left into Colonsay Avenue and then left again into Tiree Crescent.

MEASUREMENTS:

Entrance vestibule: 6'4 x 4'4 (1.9m x 1.3m)

Lounge/diningroom: 24'9 x 13'5 (7.5m x 4.0m)

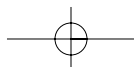
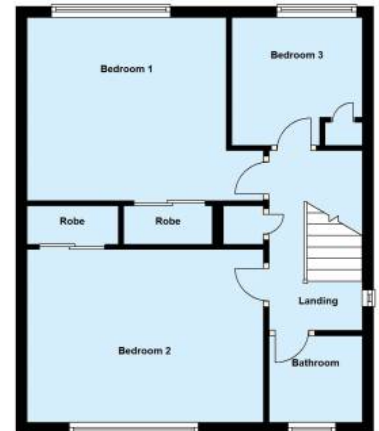
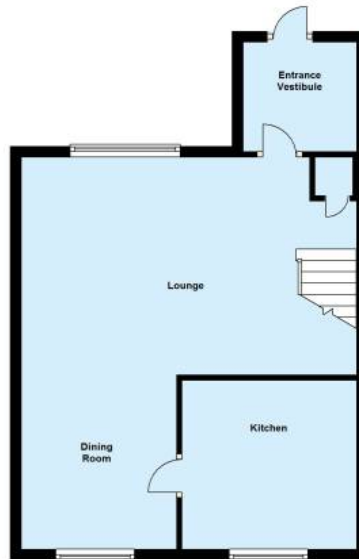
Kitchen: 9'11 x 8'6 (3.0m x 2.62m)

Bedroom 1: 11'2 x 10'0 (3.4m x 3.0m)

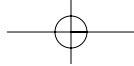
Bedroom 2: 11'8 x 7'10 (3.5m x 2.1m)

Bedroom 3: 9'10 x 8'4 (2.9m x 2.5m) max points

Bathroom: 6'7 x 5'5 (2.0m x 1.6m)







VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

EXTRAS: garden shed

COUNCIL TAX:

Band 'E' - £1,788.81

REF:

KMcL/S3001

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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