



**'CARTREF'
93 MAIN STREET
REDDING
FK2 9YF**

93 Main Street, Redding is a truly superb DETACHED BUNGALOW of six principal apartments, a style and size of which is not often seen in today's market. In addition to room sizes that are best described as generous, this secluded bungalow has stunning panoramic views over the Forth to the Ochil Hills. Immaculate attention to detail by the present owners has left the property in first class order and currently the accommodation which is all on one level comprises entrance vestibule, 39ft reception hallway, lounge with panoramic views and focal fireplace, separate diningroom, sun lounge, fitted kitchen with professional range style cooker and granite work surfaces, separate utility room, master bedroom, 2 further double bedrooms, tiled luxury bathroom with four piece suite, separate fully tiled shower room with three piece suite. The property has hardwood skirtings and architraves, double glazing, gas central heating and quality fitted carpets/tiled flooring where appropriate.

The garden grounds encompass large monobloc drive, extensive sun deck, mature established flower/shrub beds, chicken run and shed, greenhouse and lawn. Access to the garage which has light and power and cellar storage space. Viewing is strongly recommended.

FIXED PRICE £320,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

Redding is a quiet village close to Polmont railway station with regular services to both Edinburgh and Glasgow. For those wishing to drive there is excellent access to national motorway networks bringing all areas of the Central belt into commuting distance. For those needing to travel further afield on a regular basis for either pleasure or commerce Edinburgh, Glasgow and Glasgow International (Prestwick) Airports can all be reached in under an hour.

Redding is a small village which has grown into the surrounding area. Well served by its own facilities catering for most daily needs and more extensive shopping can be found either in Linlithgow or Falkirk, both almost equidistant by either public or private transport. Sporting,

leisure and recreational opportunities also abound with a sports complex, swimming pool, cinema, golf courses, football stadium and lovely country parks all to be found in and around the surrounding area. For those concerned about education there are good primary and secondary schools to be found locally along with a college of further education in Falkirk itself. Universities are at Edinburgh, Glasgow and Stirling.

TRAVEL:

From Falkirk town centre take the A803 past Callendar Park and continue along Callendar Road heading straight through to Laurieston. Follow this road (Polmont Road) and after passing the cemetery on the left hand side turn right into Salmon Inn Road and then 2nd right into Main Street. No. 93 is

towards the end on the right hand side.

ACCOMMODATION:

All sizes are approximate

ENTRANCE VESTIBULE:

Entry is gained via attractive oak storm doors into a well decorated entrance vestibule which has recessed ceiling downlights, fitted coving, mahogany skirtings and architraves, matt flooring, mahogany timber and glass door through to hall.





DININGROOM: 13'5 x 8'0 (4.0m x 2.4m)

The diningroom is in beautiful condition with double glazed window to the front. Continued use of coving, hardwood flooring, mahogany timber skirtings and architraves.

SUN LOUNGE: 14'8 x 10'1 (4.4m x 3.0m)

Double glazed sun lounge with full length blinds suitable as possible additional bedroom if required. Built-in wardrobes, television point and could also be used as a home office/study etc.

KITCHEN: 13'5 x 11'3 (4.0m x 3.4m)

Double glazed window to the side. Fitted coving. Recessed ceiling downlights. Fitted floor and wall mounted units with coordinated granite work surfaces with inbuilt 1½ bowl sink with mixer tap. Built-in 'Rangemaster' professional cooker. Fitted LG food and environmental centre. Bosch dishwasher. Tiled flooring. Space for freestanding furniture. Doors through to diningroom and utility room.

RECEPTION HALL: 39'3 x 7'5 (11.9m x 2.2m) maximum points

A most welcoming T-shaped reception hall in beautiful condition. The ceiling has recessed downlights, fitted coving, service hatch through to insulated loft space, two cupboards, one shelved and fitted with cloak hooks, the second housing electrical meters and

switchgear. Continued use of mahogany skirtings and architraves, fitted carpet floorcovering. Access to three bedrooms, lounge, sun room, bathroom, shower room and kitchen.

LOUNGE: 24'4 x 14'4 (7.4m x 4.3m)

Twin double glazed windows to the rear both with superb panoramic views.

This delightful public room is beautifully presented. Continued use of fitted coving. Picture rail. Fireplace with timber surround and tiled fire hearth. Mahogany skirtings and architraves. Fitted carpet. Ample space for freestanding furniture.





UTILITY ROOM: 10'3 x 9'5 (3.1m x 2.8m)

The utility room has twin double glazed windows to the side with panoramic views. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashback. Sink with mono mixer tap and drainer to side. Built-in cupboard/storage space. Plumbed recess for automatic washing machine and tumble dryer. Tiled flooring. Door through to garden.

BEDROOM 1: 15'0 x 10'4 (4.5m x 3.1m)

The master bedroom has double glazed window to the rear with excellent views over the surrounding area to the Ochil Hills beyond. Fitted coving. Recessed ceiling downlights. Twin wall mounted bedside light fittings. Built-in wardrobe. Fitted carpet. Timber skirtings and architraves. Ample space for freestanding furniture.

BEDROOM 2: 13'7 x 12'2 (4.1m x 3.7m)

The second double bedroom has double glazed window to the front. Fitted coving. Picture rail. Stained timber flooring. Continued use of mahogany skirtings and architraves. Ample space for freestanding furniture.

BEDROOM 3: 17'7 x 9'4 (5.3m x 2.8m)

Double bedroom with double glazed window to the front. Fitted coving. Timber skirtings and architraves. Fitted carpet. Ample space for freestanding furniture. Telephone point.

BATHROOM:

A beautifully tiled bathroom with opaque double glazed window to the side. Recessed ceiling downlights. Ceiling mounted extractor fan. Large tiled shower cubicle with thermostatic shower. Low level w.c. Wash hand basin. Jacuzzi power bath with shower attachment. Tiled walls and flooring. Further



matching bathroom fittings.

SHOWER ROOM:

In addition to the main bathroom there is a separate shower room with opaque double glazed window to the side. The room also uses recessed ceiling downlights in panelled ceiling. Tiled shower cubicle with thermostatic shower,

wash hand basin, w.c., both fitted into vanity unit, tiled walls and floor.

GARAGE:

Beneath the property there is a useful large garage space which is equipped with light, power and water and has access to cellar storage.



**GARDENS:**

A particular feature of the property are the superb mature garden grounds which extend to large flower/shrub bed borders, spacious sun deck with panoramic aspects, a chicken run complete with hen coop, established lawn and a number of various flower beds.

EXTRAS:

All in-built kitchen appliances, cooker, fridge/freezer, washing machine, tumble dryer, dishwasher, fitted carpets, blinds and greenhouse.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'G' - £2439.28

REF:

KMcL/S2916

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.

All appliances have not and will not be tested and cannot be guaranteed or warranted.

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