



**14 BALMORAL STREET
FALKIRK
FK1 5HE**

This beautifully maintained and presented TERRACED VILLA will appeal to those seeking an easily maintained family home close to a wide range of amenities. Over two levels the accommodation comprises entrance vestibule, reception hallway, lounge, refitted kitchen, rear vestibule, refitted shower room and three generous bedrooms. Double glazing and gas fired central heating have been installed. To front and rear are enclosed easily maintained garden grounds.

OFFERS AROUND £90,000

Russel+Aitken
solicitors and estate agents

**GENERAL DESCRIPTION:**

This is a superior, freshly presented, well proportioned terraced villa commanding an enviable position in a desirable and much sought after residential area, an ideal position for ease of access to Falkirk mainline railway station, Falkirk town centre and local primary and secondary schools of high regard. Internally the accommodation is well laid out over two levels comprising broad entrance vestibule, welcoming reception hallway, spacious lounge with focal fireplace, refitted kitchen, rear vestibule, shower room and three good sized bedrooms. Local amenities cater for daily needs with more extensive facilities to be found closer to Falkirk town centre. Shopping, leisure, sporting and

recreational facilities abound whilst for the commuter there is easy access by both road and rail to many areas of commerce within the central belt. For those needing to commute further afield both Edinburgh and Glasgow airports can be reached in under 1 hour.

LOCATION:

Balmoral Street is situated a short distance away from Falkirk town centre where there are a variety of shops, leisure and recreation facilities. The motorway and major trunk roads serving Central Scotland are nearby. Falkirk High mainline railway station is a short walk away and provides a frequent and speedy service to Edinburgh and Glasgow city centres.

TRAVEL:

From Falkirk town centre proceed along High Station Road, turning right into Gartcows Road. Towards the end of Gartcows Road turn left into Windsor Road and then third left into Balmoral Drive then taking the first turning right into Balmoral Street. No 14 is on your right hand side approximately half way along.



ACCOMMODATION:
All sizes are approximate

ENTRANCE VESTIBULE: 6'10 x 3'6
(2.0m x 1.0m)

In fresh decorative order the vestibule is access via a double glazed door. There is a double glazed window to front. Meter cupboard. Understair storage cupboard. Fitted carpet floorcovering. Door through to hall.

HALL:
Again, in fresh decorative order the welcoming reception hallway has stair to upper level, access to lounge, kitchen and shower room. Half landing with cloaks/storage cupboard.

LOUNGE: 13'0 x 12'0
(3.9m x 3.6m)

The well proportioned lounge

has double glazed window to front. In good decorative order the room has focal coal effect fireplace with timber mantle. Shelved recessed display alcove. Fitted carpet flooring. Television point. Telephone point. Ample space for freestanding furniture.

KITCHEN: 10'6 x 9'9
(3.2m x 2.9m)

Refitted kitchen has double glazed window to rear overlooking the garden. Fitted floor and wall mounted units with co-ordinated work surfaces. Tiled splashbacks. Stainless steel sink with monomixer tap. Built-in stainless steel oven/grill with 4 ring electric hob and extractor hood above. Integrated fridge/freezer. Plumbed space and point for washing machine. Boiler cupboard. Laminate effect

floorcovering. Door through to vestibule.

VESTIBULE:
The rear vestibule has double glazed door through to the garden. Understair storage cupboard. Laminate effect flooring.

SHOWER ROOM:
Refitted shower room has an opaque double glazed window to rear. Tiled walls and floor. Corner shower cabinet with thermostatic shower, wash hand basin and w.c. recessed into fitted vanity unit. Further matching bathroom fitments.

LANDING:
The upper landing has double glazed window to front. Overstair storage cupboard. Service hatch into loft space. Access to three bedrooms.

BEDROOM 1: 14'3 x 10'8 (4.3m x 3.2m)
Double glazed window to rear. Well presented with fitted carpet floorcovering, the bedroom has shelved cupboard and ample space for freestanding furniture.

BEDROOM 2: 14'0 x 9'2 (4.2m x 2.8m)
The second double bedroom again has a double glazed window formation, this time facing to front. The room is in fresh decorative order with ample space for freestanding furniture. Fitted carpet floorcovering.

BEDROOM 3: 10'9 x 10'4 (3.2m x 3.1m)
The third bedroom could again take a double bed if required. Double glazed window to rear. Fitted carpet floorcovering. Shelved cupboard. Again, in good decorative order there is ample space for freestanding furniture.

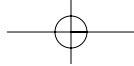
GARDENS:
To the rear of the property there is an enclosed lawned garden area forming an attractive setting. To the front of the property there is a further enclosed garden area again easily maintained.

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

ENTRY:
Negotiable.

COUNCIL TAX:
Band 'B' - £1,138.33

REF:
KMcl/S2966

**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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