



FOR SALE
14 NEVIS PLACE, HALLGLEN, FALKIRK, FK1 2QE

We are delighted to present to the market this spacious **END TERRACED VILLA** situated in the popular residential area of Hallglen near Falkirk. The property is ideally located for all local amenities and is a short distance from Hallglen Primary School and Falkirk Town Centre.

An ideal family home over two levels comprising Kitchen-diner, Lounge, downstairs WC, Utility area, Three Double Bedrooms and family Bathroom together with ample storage throughout.

The property also has double glazed windows, electric storage heaters and garden ground to the front and rear with stunning views over Shieldhill.

Entry - By Arrangement

Viewing -

Please contact our Property Department on 01324 823498
Evenings and Weekends on 0141 5741095

PRICE - FIXED PRICE £72,000

Russel+Aitken
solicitors and estate agents

The property is reached via a paved pathway over the front garden which is stone shipped.

The property is entered through a upvc and partially glazed door into a bright and spacious hallway which has wooden flooring, cloaks area and electric storage heater.

Downstairs WC

Partially tiled bathroom with sink, wc, double glazed window and ceiling light.

Kitchen-diner

Large kitchen-diner with ample work surfaces, base units and wall mounted units. The kitchen also contains a stainless steel sink and taps with oven and hob included in the sale price. The room is fully tiled with double glazed window, electric storage heater and two decorative ceiling lights.

Utility Area

Spacious utility area with ample storage and base units suitable for white goods. The room contains wooden flooring with ceiling light. A partially glazed door provides natural light and access to the rear garden.

Lounge

Bright and spacious lounge benefitting from patio doors which provide stunning views out over Shieldhill and provides access to the rear garden and paved patio area. The room has laminate flooring, ceiling light and electric storage heater.

A wooden staircase which is fully carpeted leads to three double bedrooms and family bathroom together with two large storage cupboards on the fully carpeted landing.

Bedroom One

Fully carpeted double room with three built in mirrored wardrobes and separate single built in wardrobe. Ceiling light and double glazed window.

Bedroom Two

Fully carpeted double room with ceiling light and double glazed window.

Bedroom Three

Fully carpeted double room with ceiling light and double glazed window.

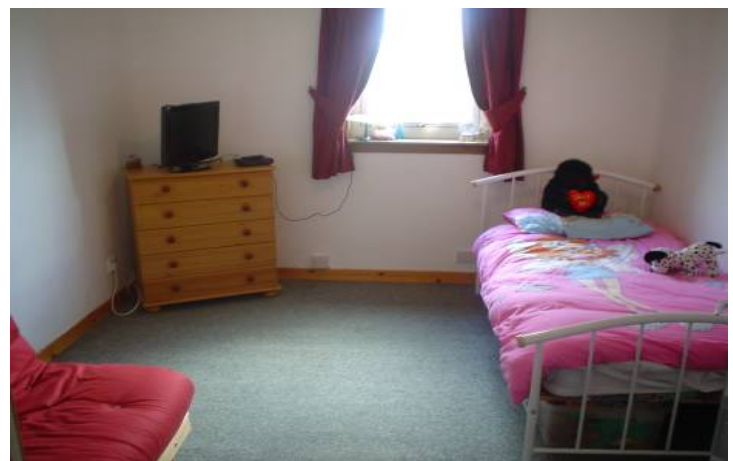
Bathroom

Neutrally decorated family bathroom containing sink, wc, bath and electric shower. The room is fully tiled with ceiling light, fixed bathroom cabinet and double glazed window.

External

Stone chipped area to the front of the property.

The rear of the property provides stunning views over Shieldhill and contains a paved patio area, and grassed drying area.





MEASUREMENTS:

Kitchen-diner:
11'8" x 14'9"

Lounge:
11'8" x 15'02"

Utility Area:
8'9" x 6'0"

Bedroom One:
12'10" x 8'11"

Bedroom Two:
9'10" x 11'7"

Bedroom Three:
14'8" x 7'8"

Family Bathroom:
6'2" x 5'0"

The HOME REPORT
is available from our
property department.

Home Report Valuation
£78,000



Russel+Aitken
solicitors and estate agents

Russel & Aitken,
Solicitors & Estate Agents,
22/24 Stirling Street,
DENNY.
Tel: (01324) 823498
Fax: (01324) 824560

E-mail: mail@radenny.co.uk
Web-site: www.radenny.co.uk