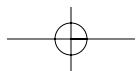
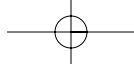


66 OLD REDDING ROAD, LAURIESTON, FK2 9JU

OFFERS OVER £135,000

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

This beautifully presented SEMI DETACHED VILLA enjoys a tranquil location yet is close to the town centre and Callendar Park. Over two levels the accommodation which is of a flexible and spacious nature comprises entrance vestibule, welcoming reception hall, formal lounge (possible 3rd double bedroom), sittingroom, kitchen, two further double bedrooms and luxury fitted bathroom complete with 4 piece suite, tiled floor and walls including underfloor heating. Double glazing along with gas central heating have also been fitted. There are extensive garden grounds to rear with a separate gated access if required, which proves very useful for the removal of garden debris.

Local amenities cater for most needs with more extensive shopping, sporting, leisure and recreational facilities to be found closer towards the town centre. For those needing to commute there is good access by both road and rail to all other areas of commerce within the Central belt whilst for those needing to commute further afield both Glasgow and Edinburgh International airports can be reached easily within under 1 hour. Schooling for all ages is to hand.

TRAVEL:

From Falkirk town centre take the Callendar Road (A803) and at the large roundabout just after the viaduct proceed straight across onto Mary Street turning 2nd right into Boyd Street and then 2nd right again onto Old Redding Road. No 66 is towards the end on your left hand side.

MEASUREMENTS:

Lounge: 12'5 x 12'2 (3.7m x 3.7m)

Sittingroom: 16'3 x 12'6 (4.9m x 3.8m)

Kitchen: 10'6 x 9'8 (3.2m x 2.9m)

Bedroom 1: 11'7 x 10'6 (3.5m x 3.1m)

Bedroom 2: 10'10 x 8'7 (3.30m x 2.6m)

EXTRAS:

All carpets and floorcoverings, oven, hob, extractor hood, fireplace.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

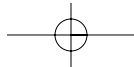
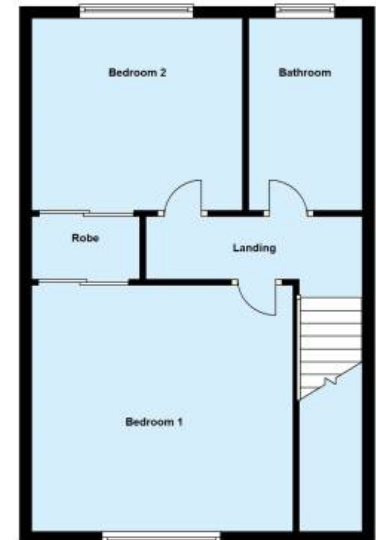
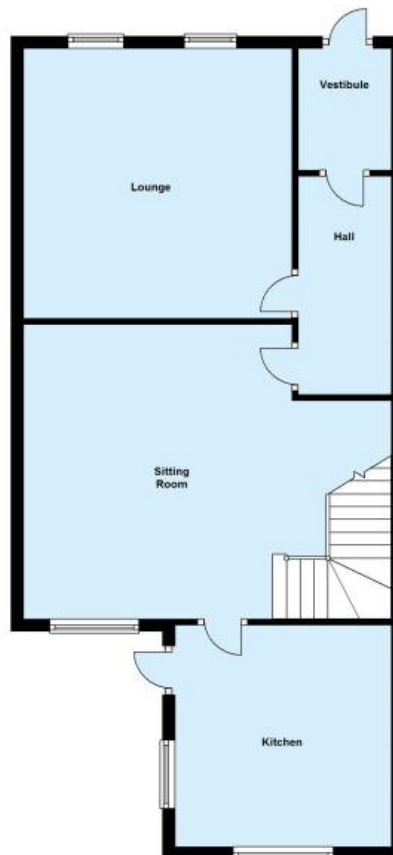
Band 'C' - £1,300.95

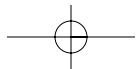
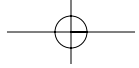
REF:

KMcL/S3019

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.

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