



**35 MARSHALL WAY
TULLIBODY
FK10 2GA**

This beautifully presented four bedroomed DETACHED VILLA will suit a broad spectrum of the market. Over two levels the flexible accommodation comprises welcoming reception hall, w.c, lounge, diningroom, conservatory, kitchen, master bedroom, ensuite shower room, three further double bedrooms and bathroom. Gas central heating and double glazing have been installed. There is a garage with light, power and water. Driveway affording additional off-street parking and colourful garden grounds. Early viewing is strongly advised.

OFFERS OVER £160,000



GENERAL DESCRIPTION:

Part of a recent residential development within Tullibody, this attractive four bedroomed detached villa will appeal to both the younger professional couple or those needing space for a growing family. The flexible accommodation which has been beautifully maintained and presented comprises welcoming reception hallway, w.c, lounge, diningroom, conservatory, kitchen, master bedroom, ensuite shower room, three further bedrooms and bathroom. Double glazing and gas central heating has been installed. There is a garage with light, power and water along with a driveway affording further off-street parking. The garden grounds have a colourful array of plants and shrubs forming a mature setting. Schooling for all ages is to hand along with good links for the commuter to all areas of

commerce within the Central belt by either road or rail. For those needing to commute further afield for business or pleasure, both Edinburgh and Glasgow International Airports can be reached in under 1 hour. Local amenities cater for daily needs with more extensive shopping to be found at either Stirling, Bridge of Allan, Dunblane or Alloa. Sporting, leisure and recreational facilities also abound from football to golf, from fishing to hill walking, the area has something for everyone.

TRAVEL:

Upon entering Tullibody proceed eastwards along the A907 (Alloa Road) and at the roundabout with Stirling Road proceed straight over staying on the B9140 heading towards Muirside roundabout. On the Muirside roundabout take the 3rd exit onto Muirside Avenue and then 1st left into Marshall

Way. Take the 2nd turning on your left into the cul-de-sac and No 35 is towards the end on your left hand side.

ACCOMMODATION:

All sizes are approximate

RECEPTION HALLWAY: 14'9 x 4'5 (3.1m x 0.9m)

Entry is gained via a double glazed door into a well decorated reception hall. The hall is papered to half height with dado rail. Fitted coving. Fitted carpet floorcovering. Stairs to upper level with storage space beneath. Access to w.c, lounge, diningroom and kitchen.





Wardrobe with byfold doors. Fitted carpet floorcovering. Ample space for freestanding furniture. Access to ensuite shower room.

SHOWER ROOM:

The shower room has an opaque double glazed window to side. Tiled shower cubicle. Wash hand basin and w.c. set into tiled vanity unit. Wall mounted extractor fan. Tiled flooring.

BEDROOM 2: 11'0 x 8'1 (3.3m x 2.7m)

The second double bedroom has double glazed window to rear. Fitted coving. Built-in bedroom furniture. Fitted carpet floorcovering. Again, well presented, the room retains ample space for freestanding furniture.

BEDROOM 3: 9'6 x 8'0 (2.8m x 2.4m)

The third double bedroom has double glazed window to rear. Fitted coving. Built-in wardrobe. Fitted carpet floorcovering.

BEDROOM 4: 11'1 x 8'4 (3.6 x 2.5) max points

The fourth bedroom has double glazed window to front.

W.C.:

The w.c. has an opaque double glazed window to front. Low level w.c. with wash hand basin and fitted self coloured carpet. Continued use of coving.

LOUNGE: 14'7 x 11'1 (4.4m x 3.6m)

The lounge has double glazed french doors through to the conservatory. Again, well presented the room has fitted coving. Focal fireplace. Fitted carpet floorcovering. Television point. Telephone point. Ample space for freestanding furniture.

DININGROOM: 10'7 x 9'0 (3.2m x 2.7m)

The diningroom has double glazed window to front. Fitted carpet floorcovering. Ample space for freestanding furniture.

CONSERVATORY: 11'0 x 9'9 (3.3m x 2.9m)

The conservatory has double glazed windows to three sides and double glazed door through to the garden. Tiled flooring. Ceiling light fan.

KITCHEN: 13'8 x 8'1 (4.1m x 2.7m)

The kitchen has double glazed window to rear and double glazed door through to the garden. Fitted floor and wall mounted units with co-ordinated work surfaces. 1 ½ bowl sink with monomixer tap, built-in oven/grill with gas hob and extractor hood above. Space and point for washing machine, dishwasher, fridge/freezer. Space for table and chairs. Tiled flooring.

LANDING:

The upper landing is also freshly decorated. There is a

service hatch into insulated loft space. Airing cupboard. Access to four bedrooms and bathroom.

BEDROOM 1: 13'8 x 11'1 (4.1m x 3.3m)

The master bedroom has three framed double glazed windows to front. Continued use of coving. Well presented, the room has built-in bedroom furniture.





Built-in display shelving. Recessed display alcove. Fitted coving. Fitted carpet floorcovering.

BATHROOM:

The bathroom has an opaque double glazed window to rear. Fitted coving. Low level w.c. and wash hand basin set into tiled vanity unit. Panelled bath with tiled surround and overbath shower unit. Tiled flooring. Wall mounted extractor fan.

GARDEN:

To the rear of the property there is a colourful enclosed garden area with established plants and shrubs forming a colourful setting from which to enjoy the coming summer. The rear garden also encompasses a garden shed. To the front of the property there is a broad driveway affording off-street parking for two cars and access to the garage.

GARAGE:

The garage is fitted with light,

power and water.

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'F' - £2,206.43

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.

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