



**142 BO'NESS ROAD
GRANGEMOUTH**

Seldom available on the open market and situated within one of the most desirable locations within the town, this substantial 9 apartment DETACHED MANSIONHOUSE is enviably situated close to all the facilities and amenities within Grangemouth town centre.

This substantial property provides generous well formed accommodation over two levels comprising welcoming entrance vestibule, broad and long reception hallway, lounge, diningroom, familyroom, breakfast room, fitted dining kitchen, utility room, gardener's toilet, ground floor luxuriously appointed shower room, five excellent bedrooms, family bathroom and floored loft. Gas central heating. Enclosed gardens. Garage.

OFFERS OVER £369,000



LOCATION

Bo'ness Road is a choice address in which to reside, with houses of this quality very seldom available on the open market. Grangemouth town centre and La Porte shopping precinct are within walking distance, a convenient location for access to the local park and Grangemouth sports centre and swimming pool. A central convenient position for ease of access to major trunk roads and the M9 motorway network serving Central Scotland. Falkirk town centre is a short 10 minute car journey and provides excellent shopping, leisure and recreational facilities. Mainline railway stations at Polmont, Grahamston and Falkirk High with frequent services to Edinburgh and Glasgow city centres.

GENERAL DESCRIPTION

This substantial traditional detached villa is pleasantly located in a desirable and much sought after residential part of Grangemouth, conveniently placed within walking distance of the town centre which provides shopping, leisure and recreational facilities and well placed for ease of access to major trunk roads and motorway networks serving Central Scotland.

This substantial property provides generous well arranged internal accommodation over two levels providing a degree of flexibility in its use and comprises welcoming vestibule, long broad reception hallway with feature hardwood stairway to the upper floor, generous bay windowed lounge, formal diningroom, familyroom with rear aspect with French doors leading to the private enclosed rear gardens, breakfast room, luxuriously appointed fitted kitchen with rear hall off to utility room and downstairs

gardener's toilet, stunning ground floor shower room whilst on the upper floor broad upper landing provides access to five good sized bedrooms and family bathroom with feature curved airbath and stylish sanitary ware. The attic room is lined and floored which provides excellent storage. Internally the property boasts both traditional period features and modern fixtures and fittings. The rear gardens are enclosed providing a degree of privacy and seclusion and ideal for young children, whilst at the front there is a twin entrance providing safe entry and exit to the driveway which leads to the detached garage. A generous home of broad appeal to the discerning purchaser seeking a substantial traditional family home. Early internal inspection is thoroughly recommended.





ACCOMMODATION

All sizes are approximate

ENTRANCE VESTIBULE

7'5 X 5'1 (2M18 X 1M54)

Enter via wide timber storm door with twin leaded and stained glass inserts and over window to the

welcoming entrance vestibule. Ceramic tiled flooring. Intricate corncing to ceiling. Timber and glazed inner door with twin glazed pillared woodwork leading to the reception hallway.

RECEPTION HALL:

30'10 X 7'1 (9M45 X 2M7)

A most impressive reception hallway both broad and long and connects to all ground floor accommodation with door to the rear giving access to the rear gardens. Hardwood skirting and

facings. Detailed carved pillars. Hardwood stairs giving access to the upper floor. Chunky detailed corncing to ceiling. Ceiling rose. Archway. Natural timber flooring. Ceiling light fitting. Two radiators.

LOUNGE: 22'0 X 15'4 (6M69 X 4M69)

A most impressive principal apartment set off with a deep triple bay window formation to the front. Natural timber flooring. Focal fireplace with intricate carved pillars and over mantle, incorporating living flame gas fire. Intricate triple corncing ceiling with egg and dart detailing. Narrow shelved storage cupboard. One modern and two traditional radiators. Ceiling light fitting.

DINING ROOM:

20'1 X 15'4 (6M14 X 4M68)

A most impressive room providing more than adequate space for dining table, chairs and associated furniture. Triple sectioned bay window formation to the front. Natural timber wood flooring. Hardwood skirting and facing. Intricate plaster detail to ceiling. Intricate corncing. Ceiling light fitting. One modern and two traditional radiators.





FAMILYROOM:

19'1 X 15'5 (5M81 X 4M70)

This room provides a degree of flexibility in its use, enjoys a rear aspect with double glazed bay window formation incorporating French doors to the rear providing access to the enclosed rear gardens which enjoy a southerly aspect. Natural timber flooring. Intricate cornicing to ceiling. Ceiling light fitting. Ceiling rose. Twin radiator.

SHOWER ROOM:

12'3 X 5'9 (3M73 X 1M76)

Ultra modern ground floor shower room fitted with modern suite

comprising double shower cubicle with electric shower fitted over, w.c. and square wash hand basin with modern mixer taps placed upon mahogany timber unit. Complimentary ceramic wall tiling. Silver ladder style radiator. Storage cupboard. Vinyl flooring. Coving surround to ceiling. Ceiling light fitting. Extractor fan. Frosted glass double glazed window formation to the side.

BREAKFAST ROOM:

15'3 X 11'2 (4M65 X 3M42)

A flexible and adaptable room adjacent to the kitchen used as an informal breakfasting or dining

room. Natural timber flooring. Plain coving surround to ceiling. Ceiling light fitting. Window formation to the side. Recessed cupboard. Narrow shelved cupboard. One radiator. Access to the kitchen.

KITCHEN: 13'0 X 11'1 (3M98 X 3M68)

Luxuriously appointed kitchen fitted with a range of quality cabinets to both floor and wall levels incorporating wall mounted display units. Ample contrasting working surfaces incorporating 2 1/2 bowl stainless steel sink and side drainer. Ceramic tiled splashback. Double width 6 ring

gas cooker, with stainless steel canopy incorporating extractor fan above. American style fridge freezer. Integral dishwasher. Wide double glazed window formation to the side. Coving surround to ceiling. Halogen spotlight fitting. Vinyl flooring. Stylish 7 foot high wall mounted radiator. Door to rear hall.

REAR HALL: 8'8 X 3'10 (2M65 X 1M18)

Off the kitchen connecting doors to utility room, deep storage cupboard and gardener's toilet. Door to rear giving access to garden. Ceiling light fitting. Ceiling hatch to loft space.



GARDENER'S TOILET:

Fitted with w.c. Ceiling light fitting. Frosted glass double glazed window to the rear. One radiator.

UTILITY ROOM:

10'7 X 8'6 (3M23 X 2M59)

Fitted with floor and wall mounted units with working surfaces incorporating stainless steel sink and side drainer and ceramic tiled splashback. Space and plumbed for automatic washing machine and space for large chest freezer (included). Double glazed window formation to the rear. Twin wall mounted gas central heating boiler. Vinyl floor. Ceiling light fitting. One radiator.

UPPER LANDING:

12'4 X 10'8 (3M76 X 3M26)

Via hardwood timber split stairway with turn at half landing with tall double glazed window formation to the rear providing ample natural light into this area, the broad upper landing connects to five bedrooms and bathroom. Walk-in shelved storage cupboard. Cornicing

surround to ceiling. Ceiling light fitting. Natural timber flooring. Hardwood skirting and facing. Door with ladder leading to the floored attic.

BEDROOM 1:

20'1 X 15'6 (6M14 X 4M13)

An excellent sized double bedroom with wide double glazed bay window formation to the south facing rear. Provides ample room for free standing bedroom furniture. Vanity sink in recess. Coving surround to ceiling. Ceiling light fitting. Fitted carpet. One radiator.

BEDROOM 2:

16'1 X 15'5 (4M91 X 4M71)

A good sized double bedroom with triple sectioned window formation to the front. A natural light and airy room. Ample room for free standing bedroom furniture. Coving surround to ceiling. Ceiling light fitting. Fitted carpet. Triple mirror fronted sliding doors to wardrobe with hanging rail and shelves. Narrow storage cupboard. Two radiators.

BEDROOM 3: 16'4 X 15'3 (4M97 X 4M66)

A generous sized double bedroom set off with triple sectioned bay window formation to the front with window seat fitted under. Everest secondary glazing. Ample room for free standing bedroom furniture. Natural timber flooring. Coving surround to ceiling. Ceiling light fitting. Shelved storage cupboard. Triple mirror fronted sliding doors to wardrobe with hanging rail and shelves. One radiator.

BEDROOM 4: 11'8 X 9'2 (3M55 X 2M81)

Double sized bedroom providing ample room for free standing bedroom furniture. Vanity unit with sink. Coving surround to ceiling. Ceiling light fitting. Window formation to the side. Louvre doors to wardrobes with shelves and hanging rail. One radiator.

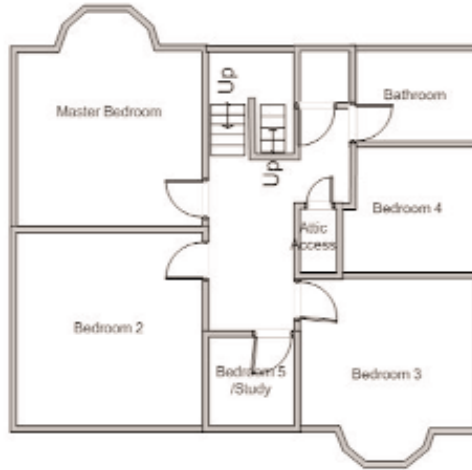
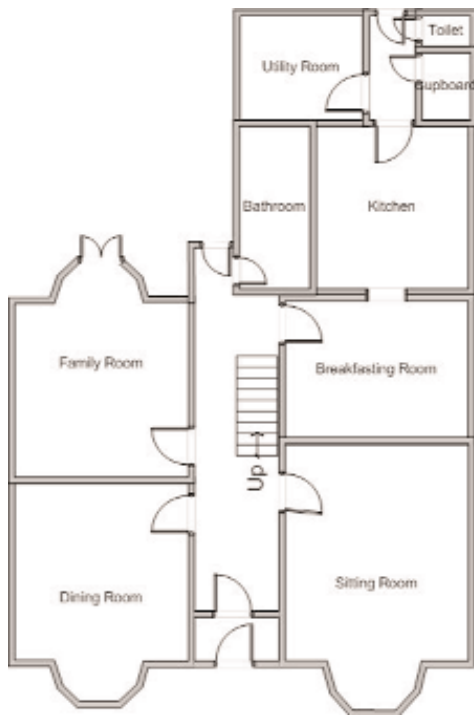
BEDROOM 5: 8'4 X 7'1 (2M55 X 2M17)

Provides flexibility in its use either as a good size single bedroom, nursery, home office, computer room or hobby room. Window formation to the front in slight recess. Fitted carpet. Ceiling light fitting. One radiator.

BATHROOM: 11'6 X 7'0 (3M51 X 2M13)

Luxuriously appointed with modern suite comprising large curved airbath with centre mounted thermostatic mixer tap and hand held shower attachment, pedestal wash hand basin, w.c. and double





sized shower cubicle incorporating thermostatic power shower. Part ceramic wall tiling. Vinyl flooring. Two silver ladder style radiator. Coving surround to ceiling. Ceiling light fitting. Frosted glass double glazed window formation to the rear.

ATTIC: 29'0 X 12'7 (8M98 X 3M85)

The attic room is floored and lined and provides generous storage space. Power and light installed.

OUTSIDE:

The front gardens have a raised area with miscellaneous flowering plants and shrubs and mature tree. The rear gardens enjoy a southerly aspect and are enclosed by brick wall are well laid out with large paved patio area, lawn, borders with mature shrubs and flowering plants, soft play area. Garden shed.

GARAGE:

A single brick garage is situated to the rear of the property. There is twin accesses to the front of the property providing safe ingress and egress and access to the long

driveway which provides off-street parking for several vehicles. There is full planning consent and a building warrant for a large replacement garage

EXTRAS:

Fitted carpets and floorcoverings, fireplaces, double cooker, American style fridge freezer, washing machine, large freezer in utility room, integrated dishwasher and garden shed are all included.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Flexible to suit purchaser.

COUNCIL TAX:

Band 'G' - £2,415.88

REF:

KMcL/S2721

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.

Floor plans and dimensions have been provided by others and are for general illustrative purposes only and are not warranted as true or correct by the Selling Agents. Prospective purchasers are required to satisfy themselves as to the accuracy of the above information. These particulars do not form part of a contract or a warranty.

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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