

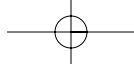


**40 MAJORS LOAN  
FALKIRK  
FK1 5QB**

This unique DETACHED VICTORIAN STONE BUILT VILLA has retained many charming period features despite an extensive program of upgrading. Over two levels the subjects comprise storm porch, entrance vestibule, stunning formal reception hall (plaster relief and chandelier), w.c, sitting room (focal fireplace), diningroom, study/bedroom 5, double glazed conservatory, dining kitchen, rear vestibule and utility room. Upstairs there is an attractive wide landing again with matching plaster relief and mouldings to match the hall, airing cupboard, access to four bedrooms and a spacious bathroom complete with five piece suite. Gas fired central heating and double glazing have been installed where stated. There is a superb enclosed rear garden complete with lawn, vegetable/flower and shrub beds, greenhouse and garage. There is a further front garden and a driveway to side leading to the garage which affords additional off-street parking. Internal inspection is strongly advised.

**OFFERS OVER £420,000**

**Russel+Aitken**  
solicitors and estate agents



less than 1 hour by car bringing many European and International cities also into commuting distance. Falkirk is noted for its extensive sporting pursuits from golf to fly fishing, football to mountain biking, the county has something for almost everyone. Schooling for all ages is also readily to hand as is Falkirk's college of Further Education.

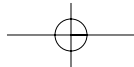
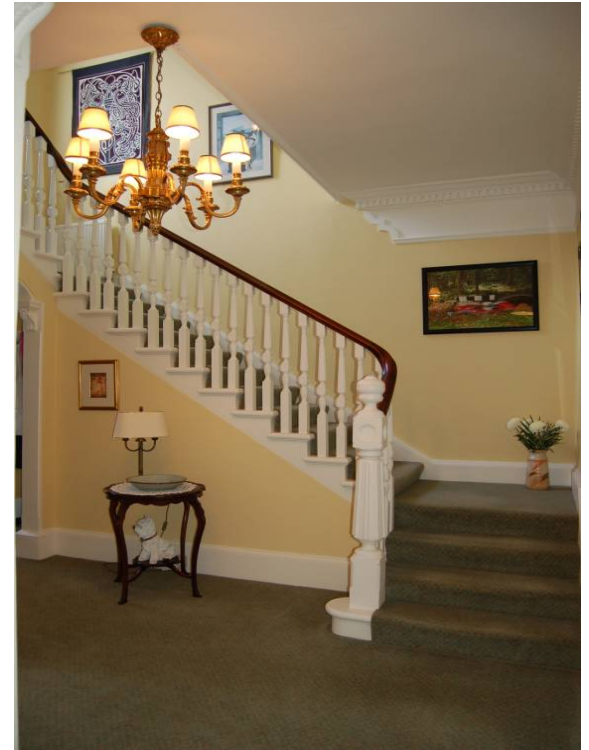
**TRAVEL:**

From the pedestrianised High Street take the B803 towards Arnothill, at the roundabout with the B8080 take the second exit onto Majors Loan, No 40 is on your left hand side.

**GENERAL DESCRIPTION:**

40 Majors Loan is a stone built Victorian villa in one of Falkirk's most prestigious and sought after residential locations. Only upon close internal inspection will it be possible to appreciate the properties unique history and wonderful retention of many desirable Victorian features along with some which are more attributable to the properties former owners than its years of construction. Previously the home of jewellery dealers, the subjects were then purchased many years ago by a local doctor who has undertaken extensive refurbishment works to the building, replacing the original conservatory and renewing the roof to name but a few. Importantly though, through all this restoration work great care has been used to retain not only the original features

but also to bring the flexible accommodation into the 21st Century. Over two levels the subjects comprise storm porch, entrance vestibule, reception hallway, w.c., formal sittingroom, diningroom, conservatory, fitted dining kitchen, rear vestibule and utility room. Upstairs there is a useful wide landing with service hatch into attic space, airing cupboard, four bedrooms and bathroom with five piece suite. The property has gas fired central heating and double glazing where stated. There is an unusually large garden which is laid to lawn with mature and established flower/shrub beds and vegetable beds along with greenhouse and a garage. Majors Loan is only a short walk from Falkirk town centre with its wonderful range of shops and recreational amenities. For the commuter there is also easy access by either road or rail networks bringing most areas of commerce within the central belt into easy commuting distance. For those who need to travel further afield Scotland's three International airports at Prestwick, Glasgow and Edinburgh are





**ACCOMMODATION:**  
All sizes are approximate

**STORM PORCH:**  
Entry is gained via a timber and glass door into the storm vestibule. The storm vestibule has opaque glazed windows to front. Stone walls. Tiled floor. Original timber door through to the reception vestibule.

**RECEPTION VESTIBULE:**  
Beautifully presented reception vestibule. Original coving. Bookbinding to half height on walls with dado rail, being papered thereafter. Tiled flooring. Timber and glass door with opaque windows to side leading through to the reception hall.

**RECEPTION HALL:**  
A truly superb elegant reception hallway retaining many original period features. There is an understair cloakroom with an

opaque double glazed window to front which also houses the electrical switchgear with ample space for hats, coats, shoes, boots etc. A turned newel staircase leads to the half landing with bedrooms beyond. Period cornice work and plaster relief. Deep moulded skirtings and architraves. Access to lounge, diningroom, study/bedroom 5 and w.c. Fitted carpet floorcovering.

**W.C.:**  
The w.c. has an opaque double glazed window to side. Wainscott panelling to two walls. Hidden cistern w.c. and wash hand basin with vanity mirror above. Fitted carpet floorcovering.

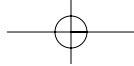
**LOUNGE: 21'5 x 14'5 (6.5m x 4.4m)**  
Beautifully proportioned formal lounge, again in first class order. The room has a large walk-in bay window to front. Ornamental cornice with matching ceiling rose.

Focal coal effect fire with living flame gas fire. Television point. Deep moulded skirtings and architraves. Ample space for freestanding furniture.

**DININGROOM: 17'5 x 15'9 (5.3m x 4.8m)**  
Second well presented public room. Timber and glass door with borrowed window formation to side

giving access to the conservatory. Coving. The room has a plate rail along all walls with bookbinding above. Focal firewall with central open hearth fireplace incorporating hi-fi/tv corner unit with recessed display cabinet. Timber and glass door through to kitchen. Fitted carpet floorcovering. Ample space for freestanding furniture.





**BEDROOM 2: 13'2 x 12'0 (4.0m x 3.6m)**

The second double bedroom has double glazed window to rear. Cornice work. Part coombed ceiling. Recessed shelf display alcove. Fitted carpet floorcovering. Continued use of deep moulded skirtings and architraves.

**BEDROOM 3: 15'3 x 11'8 (4.6m x 3.5m)**

The third double bedroom has double glazed window to rear. Part coombed ceiling. Cornice work. Picture rail. Wash hand basin with vanity unit/mirror and tiled surround. Wall mounted light units. Fitted carpet floorcovering. Ample space for freestanding furniture. Deep moulded skirtings and architraves.

**KITCHEN: 18'8 x 10'8 (5.6m x 3.2m)**

The dining kitchen has double glazed windows to both sides and rear. Opaque glass door through to rear vestibule. Recessed ceiling downlights. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks. Twin bowl sink with monomixer tap and drainer to side. Freestanding cooker. Built-in dishwasher. Space and points for fridge/freezer. Space for dining table and chairs.

**REAR VESTIBULE:**

The rear vestibule has glazed window to side. Upvc door to garden. Open plan to the utility room. Tiled flooring.

**UTILITY ROOM:**

Double glazed velux window formation. Work surfaces. Plumbed space and point for

washing machine. Tiled flooring. Wall mounted coat hooks.

**BEDROOM 5/STUDY: 14'0 x 11'1 (4.2m x 3.3m)**

The fifth double bedroom is suitable for use as a study if required. The room has double glazed window to rear. Fitted carpet floorcovering. Shelved press cupboard. Ample space for freestanding furniture.

**LANDING:**

Again, in superb order. The wide upper landing has part coombed ceiling and continued use of plaster mouldings. A focal feature of the landing is the turn newel staircase with its brass light fitting at the top, in addition the landing has service hatch through into loft space, airing cupboard, access to four bedrooms and bathroom complete with

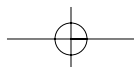
five piece suite.

**BEDROOM 1: 16'9 x 15'1 (5.1m x 4.6m)**

Master bedroom with double glazed walk-in bay window formation to front. Cornice work. Picture rail. Fitted carpet floorcovering. Deep moulded skirtings and architraves.

**BEDROOM 4: 8'0 x 7'1 (2.4m x 2.1m)**

The fourth single bedroom has double glazed window to side. Cornice work. Picture rail. Open shelving. Clothes hooks. Deep moulded skirtings and architraves. Fitted carpet floorcovering.





flower/shrubs/ vegetable bed borders. The rear garden also encompasses a useful greenhouse. To the front of the property there is a further open plan garden sporting a number of flowering shrubs and plants.

**EXTRAS:**

All carpets and floorcoverings, blinds, cooker and greenhouse are to be included in the purchase price.

**VIEWING:**

Strictly by appointment through our Property Department on 01324 626107.

**COUNCIL TAX:**

Band' G' - £2,439.28

**REF:**

KMcL/S2918

**BATHROOM: 10'7 x 9'7 (3.2m x 2.9m)**

The bathroom has an opaque double glazed window to side. Panelled ceiling. Recessed ceiling downlights. Part tiled walls. Fitted five piece suite comprising large shower cubicle with wet walling, w.c

and bidet in a fitted vanity unit, wash hand basin with medicine cabinet above, tiled bath. White radiator towel rail.

**GARAGE:**

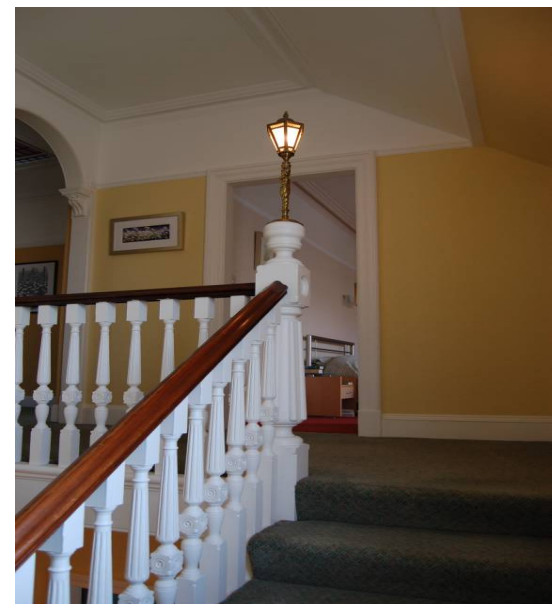
There is a single garage with driveway to side affording additional off-street parking if required.

**GARDENS:**

There are extensive garden grounds which come with the property. The enclosed rear garden is extensively laid to lawn with mature

**HOME REPORT:**

A Home Report is available for this property. Please ask for details.





**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](http://www.russelaitken.com)