



**16 COMELY PLACE
FALKIRK
FK1 1QG**

A truly unique opportunity to acquire a stone fronted conversion of two former flatted dwellings now for sale as a superb three storey town house (with an excellent attic conversion). Once inside the front door the ground floor has a welcoming reception hall, formal lounge, study/computer room, fitted dining/kitchen area with patio doors through to the garden and stairs to the first floor landing where there is access to a spacious master bedroom, morning room and bathroom while a flight of stairs leads up to the two further bedrooms, one of which has an ensuite w.c. To the rear there is a private enclosed garden forming an attractive setting and the property has been allocated two residential parking permits. Double glazing and gas central heating have been installed. Security alarm system and CCTV have also been installed. Viewing is strongly recommended.

OFFERS OVER £135,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

This beautifully presented three storey conversion provides a stone frontage style town house within walking distance of the pedestrianised town centre of Falkirk. Well maintained we strongly advise early inspection. Over three levels the accommodation comprises welcoming reception hall, lounge, study/computer room and family kitchen/dining area on the ground floor. On the first floor there is a master bedroom with built-in wardrobes, superb refitted bathroom with sunken jacuzzi bath, morning room with staircase to the top floor where there is another double bedroom and a single bedroom/dressingroom with ensuite w.c. The property has double glazing and gas fired central heating. There is a security alarm system and CCTV has been installed. To the rear there is a private enclosed landscaped garden with raised sun deck and patio. To the front there is residential parking. The property is allocated

permits for two cars. Close to the heart of Falkirk town centre yet within a tranquil residential location the property is well placed to take full advantage of the local sporting, leisure and entertainment facilities from cinemas to restaurants, bar to bistros and sports centres to football stadium the town has something for everyone. For those needing to commute there are good connections by road or rail to all areas of commerce within the Central Belt leading to short journey times for most commuters. For those needing to travel further afield for either business or pleasure three of Scotland's international airports are all readily accessible in under an hour by either public or private transport. Schooling for all ages is to hand along with a college of further education.

TRAVEL:

From our town centre office walk along Cow Wynd turning left at the end. Cross over at the pedestrian crossing. Bear left off the crossing and take the first on the right into

Comely Place. No. 16 is towards the end on the left hand side.

ACCOMMODATION:
All sizes are approximate

RECEPTION HALL:
Entry is gained via a period style timber door into a welcoming reception hall which is in fresh decorative order. Recessed ceiling downlight. Part tiled walls. Laminate flooring. Door through to lounge. Archway to kitchen. Wall mounted coat hooks.

LOUNGE:13'5 x 12'9 (4.0m x 3.8m)
A well presented room with twin double glazed windows to the front both with vertical blinds. Original period coving. Laminate flooring. Door through to small study/computer room. Telephone or ariel point.

STUDY/COMPUTER ROOM: 5'7 x 3'3 (1.7m x 1m)
The study/computer room has an opaque double glazed window to the front. Recessed ceiling downlight. Built-in desk with tiled work surfaces and matching surrounds. Ample space for computer, printer etc. Continued use of laminate flooring.

KITCHEN:15'3 x 12'4 (4.6m x 3.7m)
Beautifully presented family sized kitchen with double glazed French doors through to the garden. Double glazed window to the rear. Use of recessed ceiling downlights. Fitted floor and wall mounted units with coordinated work surfaces. Part tiled and part stainless steel splashback. Stainless steel oven/grill with hob and Newlec extractor hood above. Stainless steel sink with mono mixer tap and drainer to side. Space and points for fridge/freezer/washing machine and wine fridge along with the dishwasher. Built-in breakfast bar.





More than ample space for dining table and chairs. Stairs to first floor with bespoke iron work balustrades. Complete with sea grass carpeting. Telephone and ariel point. Hard wired audio speaker system installed.

FIRST FLOOR:

Original period coving, access to master bedroom, bathroom and morning room, continued use of sea grass carpeting.

MASTER BEDROOM: 10'4 x 10'3 (3.1m x 3.1m)

The master bedroom has twin double glazed windows to the front. Ornamental ceiling rose. Built-in wardrobe with part mirrored sliding doors. Continued use of laminate flooring. Illuminated recessed display alcove. Ample space remains for freestanding furniture. Again the room is well presented and in fresh decorative order. Original period coving. Telephone point and ariel point, current owners have a plasma TV built into the fitted wardrobes

which slides out when required.

BATHROOM: 10'9 x 9'3 (3.2m x 2.8m) maximum point

Superb refitted bathroom with twin opaque double glazed windows to the rear. Panelled ceiling with recessed ceiling downlights. Part tiled walls and floor with central sunken Jacuzzi bath incorporating an over bath shower. Low level w.c. Corner wash hand basin with twin mirrors above. Shaver point. Extractor fan. Large shelved storage cupboard. Wall mounted TV point.

MORNING ROOM: 9'10 x 9'5 (3.0m x 2.8m) maximum point

Double glazed windows to the rear with venetian blind and overlooks the garden. Storage cupboard. Stairs to top floor with bespoke iron work balustrades, continued use of sea grass carpeting. Laminate flooring. Ideal as a TV/Study room. Recessed downlights. Telephone and ariel point.



TOP FLOOR:

Stairs lead from the morning room to the upper landing which has access to Bedrooms 2 and 3. Hatch access to loft. Continued use of sea grass carpeting.

BEDROOM 2: 9'6 x 8'8 (2.9m x 2.6m)

This double bedroom has double glazed velux window with built-in blind. Storage cupboard. Door through to cockloft/storage. TV point. Fitted carpet. Coomb ceiling. Telephone point.

BEDROOM 3: 9'5 x 6'6 (2.8m x 1.9m)

The third bedroom has double glazed velux window with built in blind. Door through to ensuite w.c. Fitted carpet. Coomb ceiling. Door through to cockloft/storage area. Telephone and ariel point. (Please note the room is currently used to house a model railway but this will be removed prior to completion of sale).



**ENSUITE W.C:**

The ensuite w.c. is in good order and has double glazed velux window to the rear. Low level w.c., wash hand basin and fitted carpet.

GARDEN:

To the rear of the property there is a private enclosed landscaped garden area complete with paved patio and sun decks forming an attractive setting from which to enjoy the summer. Garden shed. Water tap. Security and ornamental external lighting.

EXTRAS:

All fitted carpets, blinds, oven hob/extractor hood, garden shed, CCTV and alarm system are to be included in the purchase price. Please note there is an option to purchase separately a number of wall mounted televisions if required.

VIEWING:

Please contact our Property Department on 01324 626107

ENTRY:

Flexible.

COUNCIL TAX:

Band 'B' - £1138.33

REF:

KMcL/S2925

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.

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