



**THE STABLES
BOTHKENNAR
BY FALKIRK**

A most intriguing DETACHED DWELLING in a small hamlet adjacent to Bothkennar Church enjoying a semi rural location yet very convenient for ease of access to motorway network for commuters throughout Central Scotland.

This deceptively spacious individual property provides generous accommodation over two levels comprising on the ground floor, welcoming reception hall, 27ft long lounge, conservatory/morningroom, inner hallway, stylish fitted kitchen, utility room, second conservatory/diningroom, family bathroom and master bedroom whilst on the upper floor galleried landing to two double bedrooms and versatile 28ft office/games/hobby room. Triple glazing. LPG central heating. Garage. Landscaped gardens.

OFFERS OVER £325,000



GENERAL DESCRIPTION:

The Stables, Bothkennar, is an intriguing and individual detached property situated in a semi rural location yet only approximately 3 miles from Falkirk town centre and set in a central convenient position for ease of access to major trunk roads and the motorway network for access to Edinburgh and Glasgow.

This deceptively spacious property provides generous well formed accommodation over two levels providing a degree of flexibility in its use.

Presented for sale in contemporary soft tones with quality fittings and fixtures throughout. The accommodation comprises broad reception hallway, 27ft long lounge with focal fireplace and hearth and triple glazed French doors leading to the conservatory/morningroom, long Z-shaped inner hallway, superb kitchen fitted with ample quality units and working surfaces including central station/breakfast bar, utilityroom off the kitchen, second conservatory/diningroom, family bathroom with classic white 4 piece suite including separate shower

cubicle and generous master bedroom all on the ground floor. From the hallway the stairway leads to a galleried landing which in turn leads to bedrooms 2 and 3 both with triple glazed window formation and interestingly, off bedroom 3 a short hallway leads to the 29ft long versatile room which could be used for a multitude of purposes e.g. as a 4th bedroom/sittingroom, home office, study, play or games room. There is a larger than average single garage adjacent with ample parking for several vehicles. Enclosed gardens encircle the property and are well designed and laid out with timber deck area, patio, lawns, pond with cascading waterfall and water feature, secret garden and miscellaneous shrubs and flowering plants.

A distinctive home for the discerning purchaser seeking an intriguing property in a semi rural location away from the buzz of city life yet in a central convenient position for ease of access to major trunk roads and motorway network for onward transmission to major towns and cities within the central belt.

LOCATION:

The Stables, Bothkennar, is located adjacent to Bothkennar Church just off the A905 between Skinflats and the Bowtrees roundabout which connects to the M876 and onto the M9 and M8. Local shops to suit daily needs are within adjacent villages whilst



Falkirk town centre is a ten minute car journey where there are excellent shopping, leisure, recreational and sporting facilities. There are primary schools nearby in Skinflats and Carronshore with secondary schooling available in Grangemouth, Larbert and Falkirk. There are also excellent private schooling at Beaconsfield in Bridge of Allan and Dollar Academy, Dollar (a bus service runs nearby for transportation to Dollar Academy). The commuter links are excellent with easy access to the M876 motorway network allowing fast road links throughout Central Scotland to Edinburgh, Glasgow, Perth, Dundee and the major airports.

Travelling from Edinburgh and Glasgow exit signposted M876 Kincardine Bridge. At the end of the motorway on the roundabout follow the signs for Falkirk/Grangemouth proceeding on an eastwards direction on a short dual carriageway. At the roundabout proceed straight ahead towards Grangemouth and Falkirk and continue for approximately 1 mile turning right just prior to the village of Skinflats. Follow the road for approximately 400 yards and turn right where signposted Bothkennar Church. Follow round passing by the Church and following the road to the right, continue along and bear left and onto The Stables as signposted.



ACCOMMODATION:
All sizes are approximate

RECEPTION HALL:
8'9 X 6'8 (2M68 X 2M04)

Enter via UPVC storm door with twin leaded and stained glass inserts and additional double glazed window into the reception hallway in turn leading to the lounge and utility room. Rich laminate wood flooring, ceiling light fitting and one radiator.

LOUNGE: 26'11 X 16'1 (8M21 X 4M49)

From the reception hallway via timber and glazed inner door into the generous spacious lounge with twin triple glazed window formations to the rear and additional triple glazed window formation to the side allowing for ample natural light into this room. Triple glazed French doors leading to the conservatory/morningroom. Focal fireplace and hearth incorporating electric fire. Rich wood flooring. Plain coving

surround to ceiling. Fitted wall lights. Dimmer light switch. Two radiators. Door to inner hall.

CONSERVATORY/MORNINGROOM:
14'3 X 11'8 (4M34 X 3M55)

Positioned to the east side of the property this 'C R Smith' Victorian style conservatory provides flexibility in its use either as a morningroom or sittingroom. Octagonal shaped with ample triple glazed windows and French doors leading to the garden. Hardwood timber style with display purposes. Timber skirtings and facings. Two tone laminate flooring. Fitted wall lights. One radiator.

INNER HALLWAY:

16'7 X 3' (5M06 X 1M10) THEN 14'3 X 3'7 (4M30 X 1M09) THEN 14'9 X 3'4 (4M49 X 1M03)

This long Z-shaped central hallway provides access from the lounge to the fitted kitchen, conservatory/diningroom, family bathroom,

master bedroom and stairway to the upper floor. Fitted carpet. Ceiling light fitting. Wall light fittings. Two radiators.

KITCHEN: 12'9 X 10'4 (3M92 X 3M16)

Stylish kitchen fitted with a range of quality cabinets to both floor and wall levels finished with pelmets and corning with under wall unit lighting onto ample contrasting working surfaces and splashback with 1½ bowl stainless steel sink and side drainer. Large 4 person breakfast bar with additional storage space under. Integrated stainless steel double oven, halogen hob and extractor fan with extractor fan in stainless steel chimney style canopy. Plate rack. Triple glazed window with deep sill. Laminate flooring. One radiator.

UTILITY ROOM:

7'3 X 5'1 (2M22 X 1M56)

Off the kitchen with full length worktop with space under for washing machine and dishwasher

with tall American fridge/freezer plumbed in and included in sale. Triple sliding doors to shelved storage/cupboard. 4 spot halogen light fitting. Laminate floor.

CONSERVATORY:

12'9 X 12'8 (3M88 X 3M87)

The second conservatory is currently in use as a diningroom. Triple glazed windows and triple glazed French doors providing access to the rear garden. Fitted carpet. Wall light. Radiator.

BATHROOM: 10'9 X 7'6 (3M28 X 2M30)

On a slight split level basis the family bathroom is fitted with a classic white suite comprising bath, recessed shower cubicle with electric shower fitted over, pedestal wash hand basin and w.c. Part ceramic wall tiling. Inglenook recess with fitted mirror and halogen downlighting. Twin fitted wall mirrors with lighting units surround. Part ceramic wall tiling. Frosted glass triple glazed window formation. Fitted carpet. One radiator.

MASTER BEDROOM:

15'2 X 15'4 (4M63 X 4M37)

Situated on the ground floor the generous master bedroom provides ample room for freestanding bedroom furniture. Triple glazed window formations to two sides allowing for ample natural light. Quality built-in bedroom furniture with triple etched glass mirror fronted sliding doors fitted internally with shelving and hanging rail. Laminate wood flooring. Fitted wall lights. One radiator.

UPSTAIRS:

LANDING: 13'8 X 12'3 (4M18 X 3M74) MAXIMUM SIZES

Via carpeted stairway from the hallway to the galleried landing in turn providing access to bedrooms 2 and 3 from where there is onward transmission to bedroom 4/office/playroom. Fitted carpet. Twin ceiling light fitting. One radiator.



ADDITIONAL INFORMATION:

The property has replacement triple glazed windows and doors, liquid propane gas central heating and ample telephone and TV points.

EXTRAS:

Fitted carpets and floorcoverings, fire surround and electric fire, washing machine/dryer, dishwasher, hob, oven and extractor fan, American style fridge/freezer, light fittings, blinds and curtains are all included.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Flexible to suit Purchaser.

COUNCIL TAX:

Band 'F' - £2074.01 (2006/07)

REF:

KMcL/S2677

BEDROOM 2:

12'5 X 12'2 (3M78 X 3M71)

A good sized double bedroom characterised by slight coomb ceiling with double glazed bay window formation overlooking garden and over the Forth Valley. Room for freestanding bedroom furniture. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 3:

15'8 X 12'3 (4M79 X 3M71)

An excellent sized third bedroom with slight coomb ceiling. Triple glazed bay window formation overlooking the gardens and beyond. Built-in bedroom and wardrobes with hanging rail and shelving (4 double wardrobes). Louvre door to additional storage cupboard/wardrobe. Three co-ordinated three drawer chest. Fitted carpet. Ceiling light fitting. Door to hallway leading to bedroom 4/office. Hall off Bedroom 3 with louvre doors to

storage cupboard housing gas central heating boiler.

BEDROOM 4/OFFICE/PLAYROOM:

28'10 X 8'3 (8M86 X 2M52)

A very adaptable room which could be used for a variety of purposes either as a 4th bedroom/sittingroom, home office, study, games room/hobby room. Velux double glazed windows. Fitted carpet. Ceiling light fitting.

GARAGE:

A larger than average garage is situated adjacent to the property. Up and over door. Rear door. Power and light installed. There is a large monobloc area providing offstreet parking for several vehicles.

GARDENS:

Garden grounds encircle the property and are predominantly enclosed by timber screen fencing, well laid out and designed with

timber deck area, patio, lawn, ponds with feature waterfall and water feature, mature trees, shrubs, flowering plants and concealed garden/seating area.





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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