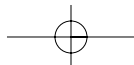


**5 JAMES CROFT DRIVE  
FALKIRK  
FK1 5UB**

5 James Croft Drive is an individual luxury DETACHED VILLA designed by Architect Peter Riddoch to the exacting requirements of his client. The brief was clearly simple to maximise natural light with spacious and versatile accommodation whilst making the most of natural wooded aspects to the rear. Over two levels the accommodation comprises wide entrance vestibule, welcoming reception hallway (southerly facing sun terrace), w.c., family room, galleried diningroom with bay window, Crannog kitchen, utility room, master bedroom with six piece ensuite bathroom and 2nd bedroom. Attractive staircase then leads to a lower hall which gives access to a truly superb lounge (circa 27ft in length with six double glazed French doors to the garden). Two further bedrooms and a further bathroom. The double garage also has a garden room suitable as either additional accommodation or home office/study if required. Gas central heating and double glazing has been installed. There are enclosed mature garden grounds which also encompass offstreet parking/hard standing. Internal viewing is strongly advised.

**OFFERS OVER £320,000**

**Russel+Aitken**  
solicitors and estate agents





#### **GENERAL DESCRIPTION:**

One of Falkirk's most desirable addresses, 5 James Croft Drive, is a unique individually designed villa by Peter Riddoch, with a simple brief of maximising both the natural light available in all rooms and making the most of the superb wooded southerly aspects on the other side of Glen Burn. Glen Burn is obviously important for an amazing variety of wildlife which inhabits the area. Extensive shopping can be found in Falkirk. Sporting, leisure and recreational pursuits are literally on the doorstep with the Community Woodlands providing many walks and cycle ways. The area is also noted for its schooling catering for all ages.

For the commuter there is easy access via public or private transport to most areas of commerce within the Central Belt whilst those needing to commute further afield you could hardly be more central for Glasgow or Edinburgh airports both providing a variety of international connections.

#### **TRAVEL DIRECTIONS:**

From Falkirk town centre proceed uphill on High Station Road continuing into Glen Brae. Turn right at the traffic lights onto Slamannan Road (B803). Continue ahead through the mini roundabout turning 2nd left into Lionthorn Road and then 1st right into Abbots Moss Drive then 1st left into James Croft Drive.

No 5 lies along on the left hand side.

#### **ACCOMMODATION:**

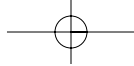
**All sizes are approximate**

#### **ENTRANCE VESTIBULE: 8'10 x 3'3 (2.6m x 1m)**

Entry is gained via twin hardwood colonial style doors each with a glazed screen to the side into a wide entrance vestibule which is in fresh decorative order. Deep coving. Tiled flooring. Space for freestanding furniture. Twin timber and glass doors through to reception hall.

#### **RECEPTION HALL: 21'3 x 20'8 (6.4m x 6.2m) maximum points**

Truly superb reception hall with extensive double glazed doors



**KITCHEN: 13'7 x 10'10 (4.1m x 3.3m)**

Recently refitted kitchen has Crannog floor and wall mounted solid wood maple units with granite work surfaces with tiled walls & floors. Built-in Neff induction hob with matching Neff microwave/oven/ grill and separate oven/grill. Stainless steel corner Blanco sink with extendable hose/tap. Ingegrated Neff dishwasher. Easy glide soft close drawer units. Clever use of concealed downlighting to work surfaces. Bespoke fixed Iroko wood tabling & seating for up to 6 people. Space, plumbing and point for fridge/freezer. Tiled walls and flooring. Door through to utility room.

**UTILITY ROOM: 8'7 x 4'11 (2.6m x 1.5m)**

Double glazed window formation to the side and timber door through to the driveway and garden beyond. Extensive storage space to far wall. Fitted floor standing units with 1½ bowl stainless steel sink. Plumbed recess for washing machine. Tiled walls and floor.

leading out onto the sun terrace. Additional double glazed velux windows allowing abundance of natural light filling the hall. Service hatch through into roof void. Continued use of deep coving. Hardwood skirtings and architraves. Cloaks/storage cupboard. Access to two bedrooms, dining room, kitchen, family room and w.c. The hand blown Italian glass ceiling light fitment is to remain and be included in the purchase price. Fitted carpet.

**FAMILY ROOM: 12'1 x 11'3 (3.6m x 3.4m)**

Double glazed door leading onto the southerly facing sun terrace overlooking the garden and wooded aspects beyond. The room is in good order. Deep moulded coving. Hardwood skirting/architraves. Fitted self coloured carpet. TV point. Ample space for freestanding furniture.

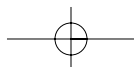
**DININGROOM: 15'11 x 10'9 (4.8m x 3.2m)**

A superb galleried dining room overlooking the impressive double height lounge. The dining room also has an abundance of natural daylight and large double glazed velux window and full height double glazed walk-in bay window to the side. Recessed ceiling downlights. Deep

moulded coving. Hardwood skirtings/architraves. Fitted self coloured carpet. Ample space for freestanding furniture. Twin timber and glass door through to the hall.

**W.C.**

Opaque double glazed window to the front. Low level w.c. and wash hand basin with tiled splashback. Fitted carpet.





Continued use of hardwood skirtings and architraves. TV point.

**LANDING:**

Stairs lead down from the main landing to the lower hall which is U-shaped with double glazed window to the rear. Understair storage cupboard. Deep moulded coving. Wall mounted light fittings. Hardwood skirtings and architraves. Fitted self coloured carpet. Doors through to lounge, two bedrooms, bathroom and full house width storage area.

**LOUNGE: 27'6 x 16'0 (8.3m x 4.8m)**

Striking spacious public room with six double glazed French doors to the rear onto the garden. Double glazed window to the side and Velux rooflight. The enormous amount of window space allows extensive natural light into the room. The ceiling has recessed downlights. Deep moulded coving. Timber skirtings and architraves. Junkers hardwood flooring.

Door into boiler room which has a combi boiler. Part shelved. External vent for tumble drier. Continued use of tiled flooring.

remains for freestanding furniture.

double glazed window formation to the front. Again in good order the room has built-in cupboard (shelved). Fitted self coloured carpet.

**MASTER BEDROOM: 18'0 x 11'1 (5.5m x 3.3m) into bay window**

The master bedroom has a walk-in full height double glazed bay window to the rear again overlooking the garden and wooded aspects beyond. Recessed ceiling downlights. Laminate flooring. The built-in bedroom furniture has adjustable bedside cabinets to fit a wide or narrow double bed if required. Additional built-in double depth wardrobe. Door leading through to ensuite bathroom. TV point. Ample space

**BATHROOM:**

Large ensuite bathroom with opaque double glazed window formation to the front. Six piece suite comprising low level w.c. and bidet recessed into a vanity unit. Corner bath. Tiled shower cubicle. His and Hers recessed wash hand basins. Dressing table and mirror. Recessed ceiling downlights. Ceiling mounted extractor fan. Tiled walls and floor. Wall mounted shaver point. Two heated towel rails.

**BEDROOM 2: 9'8 x 8'2 (2.9m x 2.4m)**

This bedroom is currently used as a home office/study. The room has





Open coal effect gas fire with polished stone hearth. TV point. The room is also wired for Hi-fi.

**BEDROOM 3: 11'4 x 9'0 (3.4m x 2.7m)**

This bedroom like all the other rooms is beautifully presented. Double glazed window formation to the rear overlooking the garden. Recessed ceiling downlights. Hardwood skirtings and architraves. Laminate flooring. Ample space for freestanding furniture.

**BEDROOM 4: 12'6 x 10'9 (3.8m x 3.2m)**

The room has walk-in double glazed bay window to the rear. Recessed ceiling downlights. Hardwood

skirtings and architraves. Continued use of laminate flooring.

**BATHROOM:**

Bright airy bathroom with double glazed opaque window to the side. Five piece suite comprising low level w.c., wash hand basin, tiled shower cubicle with thermostatic shower, bidet and panelled bath. Vinyl floor covering. Heated chrome towel rail.

**GARDEN ROOM: 18'4 x 8'8 (5.6m x 2.6m)**

Extremely versatile room again at ground level at the rear of the property. Could be suitable as either office/study/hobby room or additional accommodation as and when required.

Double glazed window to the rear. Door through to the garden.

**GARAGE:**

To the side of the property there is an attached two car garage equipped with light, power and water.



To the far side of the property there is a hardstand suitable for boat/additional offstreet parking as required.

**EXTRAS:**

All fitted carpets, floorcoverings, integrated kitchen appliances and hand blown glass ceiling light in reception hall are to be included in the very competitive purchase price.

**VIEWING:**

Strictly by appointment through our Property Department on 01324 626107.

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

Band 'G' - £2439.28 (09/10)

**REF:**

KMcL/S2905

**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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