



**4 KINGSEAT PLACE  
FALKIRK  
FK1 5PF**

This three bedroomed DETACHED VILLA is realistically priced. Well maintained and presented the accommodation comprises wide welcoming reception hall, w.c, lounge, separate diningroom and kitchen. Upstairs there is a generous landing, three well proportioned bedrooms and a bathroom. One of the bedrooms has a fixed staircase leading to attic (with panoramic view, light and power). Double glazing and gas central heating have been installed. Of particular note are the garden grounds with an abundant array of flowering plants and shrubs. There is a garden summer house and a garage with workshop area to rear.

**FIXED PRICE £169,995**



#### GENERAL DESCRIPTION:

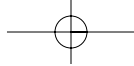
This three bedrooned detached villa has a prime elevated location within a small sought after cul-de-sac. In addition to a very colourful garden, the property has superb open aspects from the front and side over the River Forth to the Ochil Hills. The accommodation comprises welcoming reception hall, w.c, lounge, large diningroom and fitted kitchen on the ground floor. The upper level has a large landing, three bedrooms and a bathroom. In addition there is a floored attic area with light and power, accessed via fixed staircase. The subjects have double glazing and gas central heating has been installed. As already mentioned the garden grounds have been subject to much attention to detail and

now provide a colourful setting with lovely views. Ideally located for those who commute to Glasgow or Edinburgh, Falkirk High train station is only a few minutes walk away, while for those who drive there is easy access to the national motorway networks for all areas of commerce in Central Scotland. For those needing to travel further afield for either business or pleasure, Glasgow, Prestwick and Edinburgh airports can all be reached easily. Schooling within the area at both primary and secondary levels is of note, along with a diverse range of sporting, leisure, shopping and recreational facilities. Early viewing is strongly advised.

#### TRAVEL:

From Falkirk town centre follow along the Cow Wynd onto High Station Road then Glen Brae, turning right onto Slamannan Road at the traffic lights. Take the third road off on your right hand side into Blairdenon Crescent. Turn right into Kingseat Place. No 4 is on the right.





**W.C:**  
Double glazed window to side. Walls tiled to half height being emulsioned thereafter. Fitted suite comprising low level w.c and wash hand basin. Vinyl flooring.

**LANDING: 11'0 x 10'8 (3.3m x 3.2m) max points**

The landing is large and bright with double glazed window to rear. Fitted carpet floorcovering.

**BEDROOM 1: 14'2 x 12'4 (4.3m x 3.7m)**

The master bedroom has a large double glazed window to front with panoramic aspects. In fresh decorative order the room has fitted coving, built-in mirrored wardrobe and ample space for freestanding furniture. Fitted carpet tile floorcovering. Telephone point.

**BEDROOM 2: 11'7 x 11'4 (3.5m x 3.4m)**

The second well proportioned double bedroom with double glazed window to front again with panoramic aspects.

**ACCOMMODATION:**  
All sizes are approximate

**RECEPTION HALLWAY: 9'11 x 5'10 (3.0m x 1.7m)**

Entry is gained via a solid timber door into a welcoming reception hall. The hall has a large double glazed window to front with a recently fitted Venetian blind. Fitted coving. Stairs to upper level. Access to lounge, diningroom, w.c, small meter cupboard. Fitted carpet. Telephone point.

**LOUNGE: 14'2 x 12'1 (4.3m x 3.6m)**

Well presented lounge in good decorative order. Large double glazed window to front with Venetian blind. Fitted coving. Fitted carpet tile floorcovering. Television

point. Telephone point. Access to kitchen. Focal coal effect gas fire with backboiler.

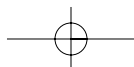
**DININGROOM: 15'1 x 11'1 (4.6m x 3.3m)**

Well proportioned diningroom with double glazed French style doors giving access to the garden. Fitted coving. Fitted carpet tile floorcovering. Ample space for freestanding furniture. Access through to kitchen.

**KITCHEN: 13'10 x 7'11 (4.2m x 2.4m)**

The kitchen has double glazed window to rear with xpelair. Attractive outlooks over the garden. Double glazed door giving access to the rear paved patio. Fitted coving. Fitted floor and wall mounted units with

co-ordinated work surfaces and splashbacks. Stainless steel sink with drainer to side. Space and point for fridge/freezer, freestanding cooker and washing machine. Large under stair storage cupboard. Tile effect flooring.





Built-in wardrobe and additional cupboard space with display shelving. There is a built-in cupboard that has a concealed staircase leading to the large attic. Fitted carpet floorcovering.

**BEDROOM 3: 10'9 x 7'11 (3.2m x 2.4m)**

The third bedroom has double glazed window to rear. Again in fresh decorative order, the room has built-in wardrobe and storage cupboard/study desk. Fitted carpet tile floorcovering. Built-in bookcase.

**BATHROOM:**

Large family bathroom with a double glazed window to rear. Fitted xpelair fan. Walls tiled to half height being emulsioned thereafter. Fitted three piece suite comprising low level w.c., wash hand basin and panelled bath with shower unit above. Large airing cupboard housing hot water tank. Tile effect flooring.

**ATTIC: 15'8 x 12'6 (4.7m x 3.6m)**

There is a large floored attic with improved headroom and double glazed window to side (panoramic view). This attic has coombed ceiling, recessed ceiling downlights and storage units, with carpet tiled flooring. There is a door leading through to a second attic space which is partly floored with lighting.

**GARDENS:**

To front, side and rear of the property there is colourful garden ground encompassing a variety of flowering plants and shrubs. The rear garden has a level lawn with water feature, timber summer house and additional store for garden tools. To the front there is a further colourful garden area with driveway to side affording access to the garage and off-street parking.

**GARAGE:**

The garage is longer than usual with space to park a

car and still have workshop room to the rear. In addition the garage is equipped with light, power and water.

**EXTRAS:**

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

**VIEWING:**

Strictly by appointment through our Property Department on 01324 626107.

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

Band 'E' - £1,788.81

**REF;**

KMcL/S2934

**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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