



3 GRANGE PLACE REDDING

A distinctive modern SEMI DETACHED VILLA, professionally and sympathetically extended creating generous internal accommodation, pleasantly situated within a desirable and sought after location and handy for nearby Polmont mainline railway station.

The property of is a distinctive style and design, offers well planned internal accommodation over two levels comprising on the ground floor entrance hall, lounge, diningroom and fitted kitchen, whilst on the upper floor there are four excellent bedrooms and family bathroom featuring four piece suite. Quality fittings and fixtures to include hardwood finishings, double glazing, gas central heating and large integral garage with direct access into the home.

FIXED PRICE £155,000



LOCATION

Redding provides a range of local facilities and amenities for daily needs and is in a good position for ease of access to Polmont mainline railway station which provides regular services to Edinburgh and Glasgow city centres. Falkirk town centre is a short 10 minute drive and provides a wider range of shopping, leisure and recreational facilities. The nearby road and motorway network prove popular with commuters seeking access to surrounding centres of business. Travelling from Falkirk follow the A803 along Callendar Road to the second roundabout, turn right into Redding Road and follow along over the railway with Grange Place located on the left hand side with No 3 on the left.

GENERAL DESCRIPTION

This distinctively styled semi detached villa has recently undergone an extensive programme of works to include a sympathetic two storey extension to the side and internal refurbishment creating a most attractive property of generous proportions.

The full internal accommodation comprises on the ground floor, entrance hall, lounge with broad square archway leading to the family dining room, comprehensively refitted kitchen with abundant quality fitted units, internal door from the kitchen leading to the larger than average sized garage which in turn provides additional storage space and internal utility area with plumbing for washing machine and space for tumble dryer and American style fridge freezer. On the upper floor there are four excellent bedrooms, three of which have built-in wardrobes and stylish family

bathroom featuring four piece suite and quality ceramic tiling. There is a wealth of quality fittings and fixtures to include hardwood skirting and facings, laminate flooring to the lounge and diningroom, quality ceramic tiling in the bathroom, whilst the property is presented for sale in a modern contemporary fashion finished with soft neutral tones. There are tidy, easy maintained gardens to both the front and the rear, the rear gardens enclosed by timber screened fencing ensuring privacy and security and featuring raised timber decked seating area, and a broad driveway leading to the larger than average integral garage. A modern home of broad appeal providing generous accommodation ideally suited to a client with a growing family with full appreciation to be gained on internal inspection.





ACCOMMODATION
All sizes are approximate

ENTRANCE HALL:

Enter via upvc storm door with leaded and stained glass double glazed insert. Door to lounge. Stairs to the upper floor. Fitted carpet. Ceiling light fitting. One radiator.

LOUNGE: 13'5 X 13'1 (4M08 X 3M99)

A bright and spacious lounge on an open plan basis with the family diningroom. A light and airy principal apartment with wide double glazed window formation to the front. Hardwood skirting and facings. Rich laminate wood flooring. Twin fitted wall lights with matching ceiling light fitting. One radiator. Wide square arch from the lounge to the diningroom.

DININGROOM:
13'9 X 10'1 (4M21 X 3M09)

Generous family diningroom with wide double glazed window formation to the rear allowing for

ample natural light. Room for family dining table, chairs and associated furniture. Rich laminate wood flooring. Hardwood skirting and facings. Ceiling light fitting. Two radiators. Access to kitchen.

KITCHEN: 12'3 X 7'7 (3M73 X 2M32)

Recently refitted with a range of quality cabinets to both floor and wall levels with feature pyramidal halogen downlights, ample contrasting working surfaces incorporating stainless steel circular sink and side drainer. Ceramic tiled splashback. Integrated stainless steel oven and five ring gas hob with cooker hood in stainless steel chimney canopy. Space and plumbed for dishwasher. Space for upright fridge freezer. Ceramic tiled floor. Wide double glazed window to the rear. Door giving access to the rear garden. Strategically placed halogen downlights. Inner door to garage.

UPPER LANDING:
18'3 X 2'11 (5M57 X 0M88)

From the entrance hallway via carpeted stairway, the long upper hallway connects to four bedrooms and family bathroom. Twin ceiling hatches to the loft. Twin ceiling light fittings. Fitted carpet.

BEDROOM 1:
12'2 X 10'3 (3M72 X 3M14)

An excellent sized double bedroom with double glazed window formation to the front. Ample room for freestanding bedroom furniture. Twin sets of built-in wardrobes both featuring mirror fronted sliding doors fitted internally with shelf and hanging rail. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 2:
12'2 X 10'2 (3M71 X 3M10)

A good sized double bedroom with double glazed window formation to the rear affording views towards the distant hills. Room for freestanding bedroom furniture. Built-in bedroom furniture comprising twin double wardrobes and top storage boxes. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 3:
10'7 X 10'1 (3M23 X 3M08)

Third double bedroom, double glazed window formation to the front. Room for freestanding bedroom furniture. Twin timber doors to deep wardrobe with hanging rail and shelving. Second useful storage cupboard. Fitted carpet. Twin ceiling spotlights. One radiator.





BEDROOM 4: 10'0 X 7'4 (3M06 X 2M25)

A good sized compact double bedroom providing varied potential either as a bedroom, study, home office, nursery, hobby room etc. Double glazed window formation to the rear. Laminate wood flooring. Telephone point. Ceiling light fitting. One radiator.

BATHROOM: 9'11 X 6'2 (3M03 X 1M87)

Stylish family bathroom fitted with classic white four piece suite comprising bath, w.c, pedestal wash hand basin and separate shower cubicle incorporating thermostatic mixer shower. Complementary ceramic wall and floor tiling. Double glazed window formation to the rear. Shaver socket. Ceiling light fitting. One radiator.

GARAGE: 16'1 X 12'3 (4M90 X 3M73)

A larger than average integral garage with wide electronically controlled up and over door, power and light installed. Integral utility area with space and plumbing for automatic washing machine, space for tumble

dryer and American style fridge freezer. Wall mounted gas central heating boiler (combi). Ample storage space. Inner door to kitchen.

DRIVEWAY:

A broad driveway to the front provides access to the garage.

GARDENS:

Tidy gardens to the front with brick ornamental wall laid for ease of maintenance with pebbled area and miscellaneous flowering plants and shrubs. The rear gardens are enclosed by timber screened fencing providing a degree of privacy and security and are laid out for ease of maintenance with golden gravel and large raised timber decked seating area.

EXTRAS:

Fitted carpets and floorcoverings, blinds, curtains, light fittings, hob, oven, extractor fan, fridge freezer in kitchen, dishwasher, washing machine and tumble dryer are all included.

ENTRY:

Negotiable to suit purchaser.

VIEWING:

Strictly through our Property Department on 01324 626107.

COUNCIL TAX:

Band 'C' - £1,276.31

REF:

KMcL/S2645

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.

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