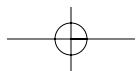


5 MCINALLY CRESENT, FALKIRK, FK2 7GY

FIXED PRICE £230,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

Built by Persimmon Homes, this beautifully presented 4 bedroomed DETACHED VILLA offers very competitively priced accommodation. The ground floor has a welcoming reception hall with solid oak flooring which has been extended into the spacious lounge, there is a separate diningroom, professionally built bright conservatory, large family kitchen, w.c. and utility room. Upstairs there is a master bedroom with ensuite shower room, three further bedrooms and family bathroom. There is a useful insulated and part floored loft area. Attention to detail is evident throughout the properties presentation which is further enhanced by gas fired central heating and double glazing. The rear garden has been enclosed and landscaped and forms a delightful setting backing onto the local farm.

McInally Crescent is well placed for those needing to commute by either road or rail with both national networks travelling West to Glasgow and East to Edinburgh within reach. For those needing to travel further afield for either business or pleasure both Glasgow and Edinburgh International Airports can be reached in well under 1 hour. Local shops cater for most daily needs and schooling for all ages is to hand. Sporting, leisure and recreational pursuits also abound with swimming, fishing, football to name just a few to be found in and around the surrounding area along with many golf courses and bowling clubs.

TRAVEL:

From Falkirk town centre take the Camelon Road to the roundabout joining the A803, at this roundabout take the 3rd exit onto Merchiston Road and at the next roundabout exit 1st left onto Ronades Road. At the next roundabout take the 1st exit and proceed to the next mini roundabout where you should take the 2nd exit and then 1st turning on your right. No 5 is towards the front on your left hand side.

MEASUREMENTS:

Lounge: 19'10 x 13'4 (6.04m x 4.07m)
Diningroom: 13'4 x 9'10 (4.07m x 3.0m)
Kitchen: 17'5 x 11'5 (5.32m x 3.47m)
Conservatory: 8'0 x 11'9 (2.4m x 3.6m)
Bedroom 1: 13'11 x 13'4 (4.25m x 4.07m)
Bedroom 2: 10'4 x 10'1 (3.14m x 3.08m) max points
Bedroom 3: 10'7 x 8'2 (3.22m x 2.49m)
Bedroom 4: 10'6 x 8'2 (3.21m x 2.49m)

EXTRAS:

All carpets and floorcoverings, blinds, curtains, curtain rails, dishwasher and garden shed.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'F' - £2,114.05

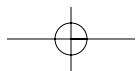
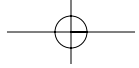
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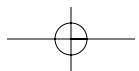
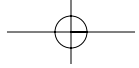
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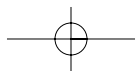
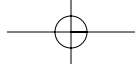
HOME REPORT:

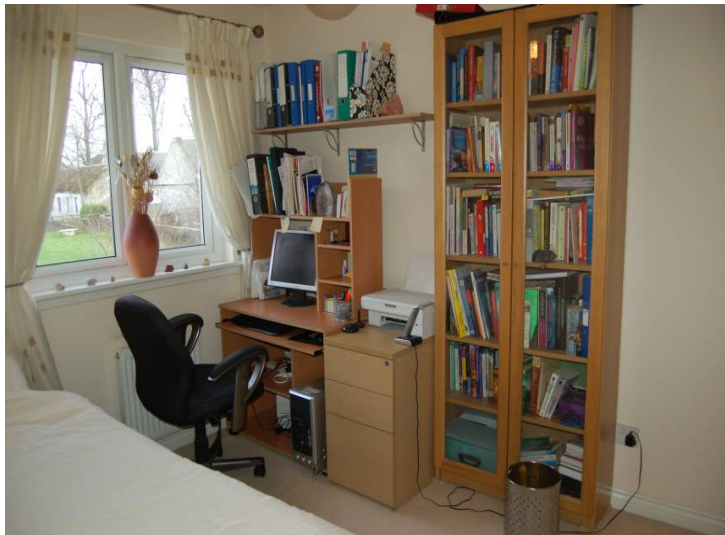
A Home Report is available for this property.











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. Floorplans are not to scale.

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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