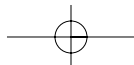


**THE SUMMIT  
10 ARNOTHILL  
FALKIRK  
FK1 5RZ**

The Summit is a delightful bright and spacious split level BUNGALOW with beautifully maintained and presented accommodation. Set into the side of Arnothill, the accommodation is over three levels being garden ground and upper levels. At the ground level the property has a large bright reception vestibule with access into the welcoming reception hall which in turn leads to a superb formal lounge, sittingroom to open plan diningroom with fitted kitchen off, ground floor double bedroom and bathroom. The upper level is accessed via a short staircase and leads to two further double bedrooms, the master having an ensuite bathroom. From the recently refitted kitchen the stairs lead down to the garden level where there is a very large room with windows and patio doors ideally suited as office/study/playroom and at some 30ft in length could easily be sub-divided to form two additional rooms if required. There is a separate utility room. The property has gas fired central heating and is double glazed where stated. There is a garage and mature established garden grounds with a variety of plants, trees and shrubs to all sides. Early viewing is strongly advised.

**OFFERS OVER £299,995**

**Russel+Aitken**  
solicitors and estate agents





**ACCOMMODATION:**  
All sizes are approximate

**ENTRANCE VESTIBULE: 8'8 x 8'5 (2.6m x 2.5m)**

The entrance vestibule is bright and welcoming. There is a timber and glass door with large glazed window formation to the front. Pine panelled ceiling. Tiled flooring. Door through to the main reception hallway.

**RECEPTION HALL: 13'7 x 9'0 (4.1m x 2.7m)**

The main reception hall is again of good proportion with ample natural light. There is a short feature staircase to the upper level. Fitted coving. Varnished doors, skirtings and architraves. Access to sittingroom/diningroom, lounge, ground floor bedroom and bathroom. There is a useful cloaks/storage cupboard.

**LOUNGE: 16'6 x 13'0 (5.0m x 3.9m) excluding recess**

Beautifully presented room with double glazed window formation to the front. Fitted coving. Focal coal effect living flame gas fire. Large recessed alcove. Fitted self coloured carpet. Ample space for freestanding furniture.

**SITTINGROOM/DININGROOM: 24'11 x 20'7 (7.6m x 6.2m) maximum point**

L-shaped open plan sittingroom/diningroom. The sittingroom area which is in fresh decorative order has double glazed window to the front. Fitted coving. Focal fireplace. Fitted self coloured carpet throughout. Open plan to diningroom.

The diningroom area has double glazed window to the rear. Door through to the kitchen. Continued use of varnished doors, timber skirtings and architraves.

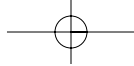
**GENERAL DESCRIPTION:**

Part of one of Falkirk's most popular addresses. The Summit enjoys a tranquil secluded setting yet is only a short distance from Falkirk town centre. Well placed to take full advantage of the pedestrian High Street with its shops, bars and restaurants along with extensive sporting, leisure and recreational amenities. Schooling for all ages is to hand whilst for the commuter there is easy access by both road and rail to all areas of commerce within the Central Belt. Falkirk High mainline station and Grahamston station are within easy reach. For those needing to commute further afield for either business or pleasure both Glasgow and Edinburgh international airports can be reached in under an hour. As mentioned local amenities cater for everyday needs with ready access to several supermarkets.

**TRAVEL:**

From Falkirk town centre take the B803 along Camelon Road and take the 1st left into Arnohill. Travel uphill through the S bend and No. 10 is the 3rd house on the left.





Ample space for freestanding furniture.

**BATHROOM:**

The bathroom has an opaque double glazed window to the rear. Extensive use of tiling. The bathroom is currently fitted with low level w.c., wash hand basin, bath with tiled surround, tiled flooring and useful storage cupboard. Further matching bathroom fittings.

**LANDING:**

The upper landing is accessed by a short easily gained staircase. There is a service hatch into the insulated loft space. Access to two bedrooms and a storage cupboard.

**KITCHEN: 10'0 x 10'0 (3.0m x 3.0m)**

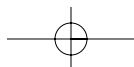
The kitchen has recently been refitted with Ashley Ann units. There is a large double glazed window with extensive views to the rear Pine lined ceiling with recessed ceiling downlights. Fitted floor and wall mounted units with Corium work surfaces into which has been set 1½ bowl sink with mixer tap and drainer to the side. Built-in Stoves double oven/grill with matching extractor hood and hob above. Integrated dishwasher, fridge/freezer, tile effect flooring, matching breakfast bar, door giving access to the lower level.

the rear. Fitted coving. Built-in linen cupboard.



**GROUND FLOOR BEDROOM (BEDROOM 3): 13'0 x 12'3 (3.9m x 3.7m)**

This bedroom has window to





#### REAR STAIR:

The rear staircase leads from the kitchen via a half landing with door to garden grounds to the lower garden level.

#### OFFICE ROOM: 30'4 x 12'2 (9.2m x 3.7m)

Suitable for a variety of uses this exceptionally versatile room has twin window formations to the rear and double glazed Cotswold glass patio doors onto the rear patio area. Extensive storage. Fitted floor and wall mounted units to one corner. Suitable for sub division to two rooms if required. The list of uses is almost endless.

#### UTILITY ROOM: 10'4 x 6'11 (3.1m x 2.1m)

The utility room has sink unit and plumbed recess for washing machine, boiler, ample space for drying

clothes.

#### GARAGE:

To the side of the property there is a garage with light and power.

#### GARDEN GROUNDS:

The property enjoys extensive mature and established secluded garden grounds to all sides. In addition to numerous flower/shrub beds there is a large paved sun terrace forming a delightful setting from which to enjoy the summer months.

#### MASTER BEDROOM: 20'9 x 16'5 (6.3m x 5.0m) maximum point

Large master bedroom in superb decorative order with double glazed window formation to the front and side. Part coombed ceiling. Fitted self coloured carpet. Continued use of varnished doors, timber skirtings and architraves. Ample space for freestanding furniture. Door through to ensuite bathroom.

furniture. Continued use of varnished doors, timber skirtings and architraves.

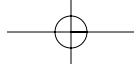
#### ENSUITE:

The ensuite bathroom is extensively tiled with window to the side. There is a low level w.c., wash hand basin, corner bath with shower/mixer tap.

#### BEDROOM 2: 14'11 x 13'1 (4.5m x 4.0m)

The second double bedroom has double glazed window to the rear with views to the Ochil Hills. A bright airy room with built-in wardrobes. Access to the cockloft. Fitted self coloured carpet. Ample space for freestanding





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.

**VIEWING:**

Strictly by appointment through our Property Department on 01324 626107

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

Band 'G' - £2439.28

**REF:**

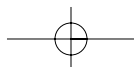
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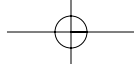
**HOME REPORT:**

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





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