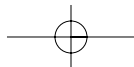


**HAYFIELD COTTAGE
BALMULZIER ROAD
SLAMANNAN
FK1 3EW**

This charming DETACHED COTTAGE enjoys a delightful setting set amidst secluded and mature gardens. All on one level the accommodation comprises: entrance porch, reception hall, w.c. spacious lounge, diningroom, fitted kitchen, master bedroom with ensuite shower room and fitted furniture. Two further double bedrooms . LPG central heating. Double glazing. Detached garage with electric door. Greenhouse. Garden shed.

FIXED PRICE £195,000

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

Set on the outskirts of Slamannan yet within easy reach of local amenities this charming cottage will be of broad appeal to a wide spectrum of the market. All on one level the deceptively spacious accommodation which is in good order and boasts many delightful features, comprises entrance porch, welcoming reception hallway, w.c. spacious lounge, separate diningroom, fitted kitchen, master bedroom with ensuite shower room and fitted furniture, two further double bedrooms and a bathroom. The property has recently had double glazing installed and is further enhanced by LPG central heating. The mature, secluded gardens also encompass a garden shed, greenhouse and garage with an electric up and over door. As already

mentioned the village has a good range of local amenities catering for most daily needs. Falkirk town centre with a broader range of shopping, leisure and recreational amenities is only a few minutes by car and for those needing to commute by road or rail there is good access to respective national networks. For those travelling further afield for business or pleasure Edinburgh and Glasgow airports can easily be reached by road in approximately one hour.

LOCATION:

From Falkirk take the A904 signposted Slamannan. Driving towards the village Balmulzier Road is the second turning on the left hand side. Hayfield Cottage is set back on the left hand side.





ACCOMMODATION:
All sizes are approximate

ENTRANCE PORCH:
7'0 x 5'5 (2m01 x 1m06)
Entry is gained via opaque double glazed door into an entrance porch. The entrance porch has double glazed windows to three sides fitted with blinds. Bench seating to front and side. Tiled floor. Door through to main reception hallway.

RECEPTION HALLWAY:
18'10 x 13'1 (5m74 x 3m9) maximum points
Welcoming reception hallway again in good decorative order. There is plain coving, painted picture rail and recessed display alcove. Fitted carpet. The reception hallway provides access to living level w.c., three bedrooms, lounge, diningroom and bathroom.

W.C.
In good order the room has a low level w.c. and wash hand basin. Vinyl Flooring.

LOUNGE:
23'4 x 16'2 (7m11 x 4m93)
Spacious bright room with double glazed window to the rear with attractive outlook over the rear garden, exposed timber beams to ceiling. Focal solid fuel burning stove. TV point. Fitted carpet. Ample space for freestanding furniture.

DININGROOM:
13'7 x 11'11 (4m14 x 3m64)
A second well proportioned public room again in good order with twin double glazed windows to the rear. Continued use of coving, service hatch through into roof void, laminate flooring. Door to kitchen.

KITCHEN:
16'1 x 6'8 (4m90 x 2m04)
The kitchen has double glazed windows to side and rear and double glazed door through to garden. Fitted floor and wall mounted units with coordinated work surfaces and tiled splashbacks. Fitted

sink. Space and point for freestanding cooker, washing machine, fridge/freezer and dishwasher. Shelved recess display alcove for additional storage. Tiled flooring.

MASTER BEDROOM:
16'3 x 10'4 (4m95 x 3m15) excluding wardrobe
The master bedroom has a double glazed window to front. Continued use of fitted coving, extensive built-in fitted wardrobes with shelves, clothes rail and built-in corner dressing unit. The wardrobe doors also provide access to a concealed ensuite shower room. Fitted carpet.

ENSUITE:
The ensuite has a large tiled shower cubicle with thermostatic shower unit, recessed ceiling downlights, heated towel rail and wash hand basin. Wall mounted mirror.

BEDROOM 2:
12'11 x 10'2 (3m94 x 3m1)
The second double bedroom is again in good order and has a double glazed window.



Continued use of coving. Built-in wardrobe with shelf and clothes rail. Fitted carpet.

BEDROOM 3:
13'0 x 10'0 (3m97 x 3m05)
Third double bedroom with double glazed window to the front. Additional service hatch into roof void. Continued use of coving. Fitted carpet.

BATHROOM:
The bathroom has an opaque double glazed window to the side. Recessed ceiling downlights. Fitted low level w.c. Corner bath with shower screen to the side and wash hand basin. Walls have been tiled to full height. Vinyl flooring.

GARAGE:
There is a single detached garage with light and power and electric door.

DRIVE:
A long driveway leads to the garage at the side of the property providing additional offstreet parking if required.



GARDENS:

There are extensive and mature secluded garden ground extending to one third of an acre or thereby to front and rear sporting a variety of flowering shrubs, trees and plants. Extensively laid to lawn. The gardens also encompass a timber garden shed and greenhouse to form a delightful and secluded setting from which to enjoy the summer sunshine.

EXTRAS:

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

VIEWING:

Strictly by appointment through our Property Department on 01324 626107

ENTRY:

Flexible to suit Purchaser

COUNCIL TAX:

Band 'E' - £1788.81

REF:

KMcL/S2774

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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