



**ARNOTFIELD  
6 ARNOTHILL  
FALKIRK**

This magnificent Victorian stone built detached villa (circa 1880) is set amidst mature walled garden grounds extending to approximately 1 acre, enviably situated within one of the most sought after areas of Falkirk enjoying a peaceful and tranquil setting yet ideally placed for Falkirk High mainline railway station and only minutes from Falkirk Town Centre.

This substantial stone dwelling offers generous accommodation over three levels providing a degree of flexibility in its use and comprises: entrance vestibule, reception hall, distinctive bay windowed lounge, magnificent dining room, morning room, impressive fitted kitchen and rear hall all on the ground floor. On the upper level: master bedroom with en-suite shower room, three further bedrooms and shower room. On the basement level: two further leisure or double bedrooms, bathroom, laundry room and boiler room. There are two garages situated at the rear of the property.

**OFFERS OVER £565,000**



encircle the property and are well kept and stocked, laid to lawns with paved patio seating areas, flower/shrubs and mature trees.

#### LOCATION

Arnothill is a choice address, a desirable and much sought after location, ideally placed for schooling, local facilities and amenities, and for shopping within the town centre which is a short walk away. Ideally placed for commuting with easy access to Falkirk High mainline railway station which provides a regular and speedy service to both Edinburgh and Glasgow and major trunk roads and motorway network serving central Scotland. Travelling from Falkirk town centre follow the A803 along Camelon Road, turning left just prior to the Park Hotel taking the second driveway to the left (note signage Arnotfield and 6 Arnothill) and follow the drive to the property.

#### GENERAL DESCRIPTION:

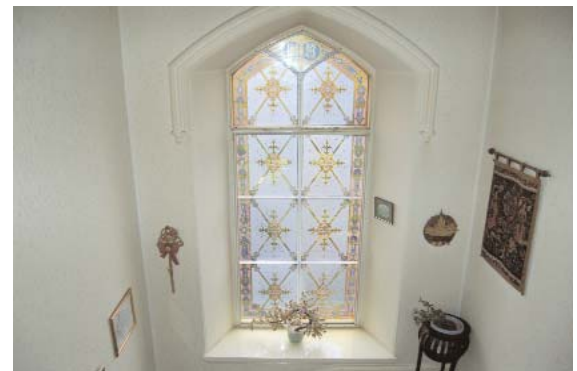
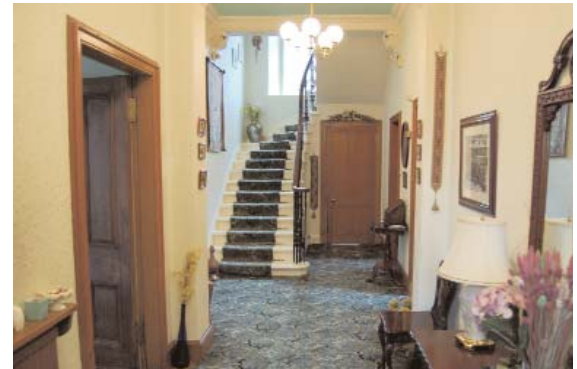
This outstanding detached Victorian villa (circa 1880) is discreetly positioned within walled garden grounds extending to approximately one acre, in one of Falkirk's most sought after and desirable areas as it is within easy walking distance of Falkirk town centre and Falkirk High mainline railway station.

This substantial family home offers extremely spacious accommodation offering a degree of flexibility in its use, boasting a range of stunning period features yet benefiting from sympathetic modernisation to a high standard.

Accommodation comprises: entrance vestibule, impressive 28ft long and broad reception hallway, a most impressive lounge featuring deep circular bay window formation with curved glass and hardwood surround to the side and additional deep double glazed bay window formation to the front, intricate cornicing and ceiling rose and focal fireplace, fantastic formal dining room, comfortable morning

room, superb fitted kitchen with abundant quality units including Welsh dresser style units with glass display, and rear hall giving access to the gardens. A broad curved stairway with feature stained glass window to half level leads to the broad galleried upper landing in turn connecting to the master bedroom with stunning en-suite shower room, three further bedrooms and stylish shower room. The lower basement area provides two further generous rooms providing flexibility in its use either as two excellent double bedrooms, living or leisure accommodation, home office, study etc, family bathroom, laundry room and boiler house. The property boasts many period features, double glazing, gas central heating and security alarm system.

A long sweeping driveway provides access to the property and sweeps round to the rear where there are twin garages with additional parking for several cars to the front and side. Fully enclosed walled gardens





**ACCOMMODATION:**  
All sizes approximate

**ENTRANCE VESTIBULE**

Enter via twin timber storm doors to the short vestibule, ceramic tiled floor. Timber and glazed inner door to reception hallway.

**HALL: 28'8 X 6'8 (8M74X2M03)**

The entrance door features glazed panel with leaded and stained glass detail matching feature window to rear of property. The long and broad reception hallway provides access to ground floor accommodation and broad stairway to the rear providing access to the upper level, door to stair to basement. Hardwood inner doors skirting and facing. Intricate and plain coving to ceiling. Fitted carpet. Two ceiling light fittings. Two radiators.

**LOUNGE: 24'0 X 17'9 (7M64 X 5M40)**

A magnificent principal apartment set off with the deep circular bay window formation to the side, this

window features curved glass with hardwood surrounds and overlooking the lawned gardens, additional deep four sectioned double glazed window formation to the front. Intricate cornicing to ceiling and large centre rose. Robert Adams fireplace with marble insert and hearth with open fire. Ceiling chandelier light fitting with three sets of wall lights. Fitted carpet. Curved radiator to side bay window, further radiator.

**DINING ROOM:**

**21'11 X 16'2 (6M68 X 4M92)**

A most spacious formal dining room, a light and airy room with twin double glazed window formations in slight recesses to the side and additional twin section double glazed window to the rear. Detailed cornicing and centre rose. Chandelier light fitting. Focal marble fire surround with tiled hearth and insert. Traditional narrow shelved cupboard. Fitted carpet. Two radiators.

**MORNING ROOM:**

**13'8 X 12'11 (4M18 X 3M 94)**

A most comfortable room which could possibly be used as an informal TV/livingroom. Double glazed window formation in deep recess to the front with additional double glazed window formation to the side. Timber plate rack. Coving to the ceiling and centre rose. Corner hardwood fireplace with marble hearth and insert incorporating living flame gas fire. Fitted carpet. Ceiling light fitting. One radiator.

**KITCHEN: 15'1 X 11'1 (4M63 X 3M37)**

A comprehensively fitted kitchen, well appointed with a range of quality limed oak cabinets to both floor and wall levels finished with pelmets and cornicing, to include large Welsh dresser style unit with glass display, open shelf and drawers. Shelved storage cupboard, integrated fridge/freezer, stainless steel oven, microwave, ceramic/halogen hob and





dishwasher. Ample co-ordinated working surfaces with limed oak edging incorporating 1½ bowl stainless steel sink and drainer. Ceramic tiled splashback. Quarry tiled floor. Strategically placed sunken downlights. Double glazed window formation in recess to the rear. Wide double glazed window formation to the South facing side. Door to the rear hall giving access to garden.

**REAR HALL: 5'8 X 3'2 (1M75 X 0M97)**  
Off the kitchen, twin timber doors to shelved storage cupboard. Timber storm door giving access to the garden ground. Quarry tiled floor. Ceiling light fitting.

**GALLERIED LANDING:**  
**11'2 X 8'9 (3M40 X 2M66)**  
Via the wide curved stairway from the Reception Hall with hardwood banister and wrought iron spindles, feature secondary glazed stained glass window to the rear allowing ample natural light. The

upper landing provides access to four bedrooms and shower room. Deep cupboard with shelf and hanging rail and fitted light. Additional shelved linen cupboard with light and ceiling hatch to loft. Fitted carpet. Egg and dark corning to ceiling. Ceiling rose. Light fitting.

**MASTER BEDROOM:**  
**17'2 X 15'3 (5M23 X 4M65)**  
An excellent sized double bedroom with twin sectional double glazed window formation in recess to the front with additional twin sectional double glazed window formation in recess to the side. Egg and dark corning to the ceiling. Ceiling rose. Light fitting. Ample room for freestanding bedroom furniture. Fitted carpet. Two radiators. Door to Ensuite Shower Room.

**ENSUITE SHOWER ROOM:**  
**10'4 X 6'1 (3M14 X 1M85)**  
Luxuriously appointed ensuite shower room featuring 1500mm shower cubicle fitted with multi jet shower, vanity furniture incorporating w.c. and wash hand basin with stylish mixer taps.



Quality ceramic tiling to walls, mosaic tiled floor. Silver ladder radiator/towel rail. Fitted wall mirror and light. Strategically placed sunken halogen spotlight. Frosted glass double glazed window formation to the side.

**BEDROOM 2:**  
**15'10 X 14'5 (4M81 X 4M46)**  
A generous sized double bedroom with double glazed window formation to the East facing rear with views over the rooftops to Falkirk. Additional double glazed window formation to the side. Cornicing and ceiling rose. Ample room for freestanding bedroom furniture. Dressing recess with fitted mirror and overlighting. Fitted carpet. Light fitting. Two radiators.

**BEDROOM 3: 14'4 X 13'9 (4M36 X 4M21)**  
A good sized double bedroom with double glazed window formations to the front and side. Ample room for freestanding bedroom furniture. Coving and ceiling rose. Fitted carpet. One radiator.

**BEDROOM 4: 10'8 X 9'9 (3M25 X 2M97)**  
This bedroom has wall to wall built in bedroom furniture comprising: wardrobe unit with storage drawers under, additional wardrobe and centre dressing



**BASEMENT ROOM 2:**

**14'10 X 15'2 (4M52 X 4M62)**

Traditional room with oak panelled walls with concealed shelved storage cupboard, hardwood floor, skirting and facings. Ceiling spot lights. One radiator. Twin sectioned double glazed window formation in recess to rear. Various usage potential, sixth double bedroom, sitting room, office, study, computer room.

**BATHROOM: 11'1 X 5'11 (3M39 X 1M82)**

Fitted with classic white three piece suite comprising bath with twin grip handles with electric shower and shower screen over, pedestal wash hand basin and w.c. Co-ordinated accessories. Ceramic tiled walls. Tiled floor. Strategically placed sunken spotlights. Radiator/towel rail. Frosted glass double glazed window formation to the side.

**LAUNDRY ROOM:**

**13'1 X 5'2 (3M99 X 1M57)**

Fitted twin Belfast sinks, space and plumbing for automatic washing machine and space for tumble dryer.

unit. Covling to ceiling. Ceiling rose. Fitted carpet.

allowing ample natural light to flow into the stairwell.

**HALL LEADING TO BATHROOM:**

**5'10 X 3'3 (1M77 X 1M00)**

Off the upper hallway with connecting door to the shower room. Tiled walls and floor matching the shower room. Ceiling light fitting.

**LOWER HALLWAY:**

The Z-shaped lower hallway provides access to two additional rooms, bathroom, laundry room with boiler room off, rear hall with deep storage cupboard off and onward access to the rear gardens. One cupboard with shelf and hanging rail, second cupboard with electric meter and switch gear. Vinyl tiled floor. Three ceiling light fittings. One radiator.

**SHOWER ROOM: 9'1 X 7'0 (2M77 X 2M14)**

Fitted with quality three piece suite comprising: 1200mm shower cubicle with electric shower, w.c. and pedestal wash hand basin. Ceramic tiling to walls and floor. Fitted mirror and wall lights. Ceiling light fitting. Frosted glass double glazed window formations to the rear and side. One radiator/towel rail.

**BASEMENT ROOM 1:**

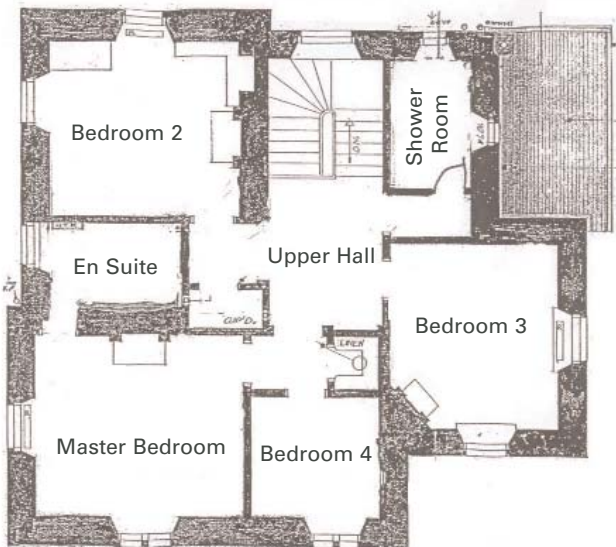
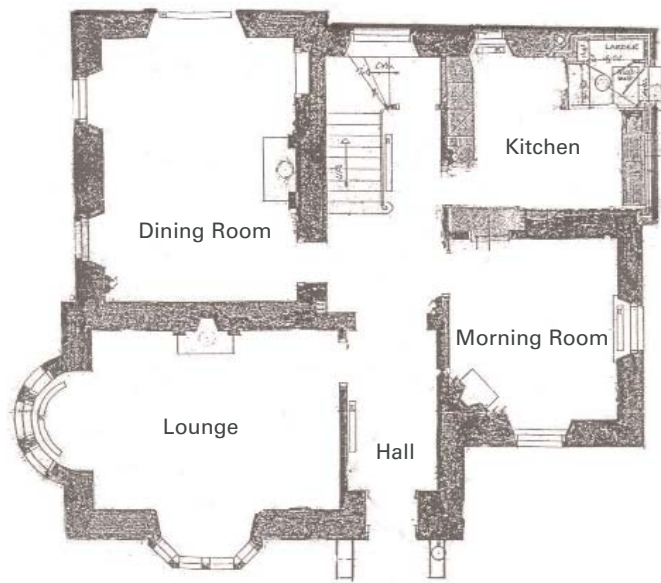
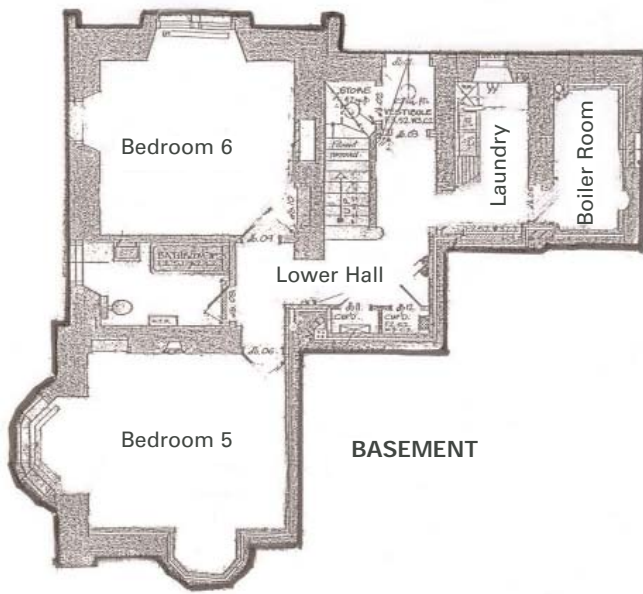
**20'4 X 15'9 (6M51 X 4M86)**

This room features deep triple section bay window formation to the side. Hardwood floor, skirting and facing. Feature stone wall with electric fire. Recess with over lighting. Timber lined ceiling and ceiling light fitting. One radiator. Various uses either as a fifth double bedroom or a leisure room/games/office/study/computer room.

**BASEMENT AREA:**

Access to the basement is gained via the door at the rear of the reception hall and stairs lead down to the accommodation within the basement. Wide double glazed window formation to the rear





**FIRST FLOOR**

Part ceramic tiled splashback. Double glazed window formation to the rear. Storage cupboard. Vinyl flooring. Ceiling light fitting. Door to boiler room.

**BOILER ROOM:**

Houses the gas central heating boiler.

**GARAGES:**

To the rear of the property there are two large attached single garages, access is via the long driveway with additional parking area to the front and side of the property.

**GARDENS:**

Arnotfield enjoys private walled garden ground extending to approximately one acre. Garden grounds encircle the property and are well laid out with extensive tiered lawns, mature trees and miscellaneous flowering plants, shrubs and ground coverers.

**EXTRAS:**

Fitted carpets and floor coverings, integrated kitchen appliances, all light fittings and all fitted curtains are included in the sale.

**ENTRY:**

Negotiable to suit purchaser.

**VIEWING:**

Strictly by appointment through our Property Department on 01324 626107.

**COUNCIL TAX:**

Band 'G' - £2,332.67 (06/07)

**REF:**

KMcL/S2462

**DISCLAIMER:**

*The floor plans are provided for general guidance purposes only and do not form part of any contract.*

**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.*

**Russel+Aitken**  
solicitors and estate agents

Property Department  
9 Cow Wynd  
Off High Street, Falkirk  
T : (01324) 626107  
F : (01324) 620994  
W: www.russelaitken.com