



**38 AULD KIRK ROAD
MUIRSIDE
TULLIBODY**

This attractive modern MID TERRACED VILLA is pleasantly positioned with a small residential cul de sac in a much sought after and desirable private residential estate situated to the outskirts of the village with easy access to major trunk roads for commuters.

This home is of a style successful in design offering well formed accommodation over two levels comprising welcoming entrance porch, downstairs toilet/cloakroom, spacious lounge, modern kitchen/diningroom with French doors to rear garden whilst on the upper floor there are three bedrooms and bathroom. Benefits from gas central heating, double glazing, enclosed private rear gardens and offstreet parking for two vehicles.

FIXED PRICE £115,995



GENERAL DESCRIPTION:

This attractive mid terraced villa offers stylish accommodation, situated in a popular and much sought after private residential estate on the outskirts of the village, a handy and convenient location for ease of access to major trunk roads with Stirling approximately 5 miles away.

The property, of a style successful in design, provides well formed accommodation on two levels providing a degree of flexibility in its use. Comprises welcoming entrance vestibule with downstairs toilet/cloakroom off, spacious lounge, well appointed kitchen with dedicated dining area and featuring double glazed French doors leading to the enclosed private rear gardens which enjoy a westerly aspect whilst on the upper floor Bedroom 1 features inbuilt wardrobes, further bedroom and single bedroom/study/nursery and

stylish family bathroom. This modern home is presented for sale in soft neutral tones throughout and benefits from double glazing, gas central heating and quality ceramic tiling to all the ground level floors giving the home a continental feel. Of particular note are the rear gardens which are enclosed by screen fencing providing a degree of privacy and seclusion. These are West facing and are well laid out for ease of maintenance. To the front of the property there is offstreet parking for two cars.

A most attractive modern home of broad appeal which must be viewed internally to be fully appreciated.

LOCATION:

Auld Kirk Road, Muirside is situated to the outskirts of the village of Tullibody an area of superior modern housing. The location is ideal for commuters with ease of

access to major trunk roads with Stirling approximately 5 miles away and on to motorway connections thereafter. The recently reopened Alloa railway station provides a regular service to Stirling and an hourly direct service to Glasgow Queen Street. There are local shops, chemist, post office and Co-operative supermarket within the village whilst more extensive shopping is available in nearby Alloa or Stirling.

ACCOMMODATION:

All sizes are approximate

ENTRANCE VESTIBULE: 5'4 x 3'6 (1m63 x 1m07)

Enter via UPVC storm door with leaded double glazed insert into the welcoming entrance vestibule. Quality ceramic tiled flooring. Ceiling light fitting. One radiator. Door to toilet/cloakroom and timber and glazed door to the lounge.



TOILET/CLOAKROOM:
Fitted with modern white suite comprising w.c. and corner wash hand basin with ceramic tiled splashback. Ceramic tiled flooring. Ceiling light fitting. Extractor fan. One radiator.

LOUNGE:
16'0 x 13'7 (4m88 x 4m14)

A bright spacious principal apartment with double glazed window formation to the front. Ceramic tiled flooring. Soft neutral tones. Stairs to the upper floor. Ceiling light fitting. Focal fireplace and hearth incorporating electric fire. One radiator. Door to kitchen/diningroom.

KITCHEN/DININGROOM:
13'8 x 8'9 (4m16 x 2m68)

Fitted with a range of modern units to both floor and wall levels finished with pelmets and coricing and additional glass display unit. Ample co-ordinated working surfaces incorporating white sink and side drainer. Ceramic tiled splashback. Integral oven, gas hob and

extractor fan. Space for fridge/freezer and washing machine. Double glazed window formation to the rear. Dedicated area for dining table and chairs. Deep storage cupboard. Ceramic tiled flooring. Double glazed window and double glazed French doors to the rear. Twin ceiling light fitting. One radiator.

UPPER LANDING:
8'11 x 6'3 (2m71 x 1m91)

Via a carpeted stairway from the lounge, the L-shaped upper landing connects to three bedrooms and bathroom. Ceiling hatch to loft. Ceiling light fitting. Fitted carpet.

BEDROOM 1:
11'6 x 8'11 (3m51 x 2m73)

An excellent sized double bedroom with triple section double glazed window formation to the front affording excellent views towards the Ochil Hills. Twin mirror fronted sliding doors to wardrobe with hanging rail and shelf and additional shelved linen cupboard.



Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 2:
10'1 x 7'1 (3m01 x 2m16)

Second bedroom with twin section double glazed window formation to the rear. Recessed space for wardrobe. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 3:
6'8 x 5'9 (2m03 x 1m77)

Ideal nursery/study/office/ computer room. Double glazed window formation to

the rear. Recessed space for wardrobe. Fitted carpet. Ceiling light fitting. One radiator.

BATHROOM:
7'1 x 5'8 (2m17 x 1m73)
Fitted with white three piece suite comprising bath, w.c. and vanity furniture incorporating wash hand basin. Part ceramic wall tiling. Ceramic tiled floor. Extractor fan. Ceiling light fitting. Shaver socket. One radiator.



**OUTSIDE:**

Gardens to the front provide driveway space and parking for two cars. The rear gardens are enclosed by timber screen fencing to provide a degree of privacy and seclusion and are well laid out and designed for ease of maintenance with large paved patio area, gravel and bark areas, borders with miscellaneous flowering plants and shrubs and feature archway. External lighting and water.

EXTRAS:

Fitted carpets and floorcoverings, blinds, hob, oven and extractor fan, fireplace and electric fire.

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

ENTRY:

Flexible to suit the Purchaser.

COUNCIL TAX:

'C' - £1357.80

REF:

KMcL/A1019

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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