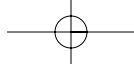




**3 MILLFIELD DRIVE, POLMONT, FK2 0PJ**

**FIXED PRICE £210,000**

**Russel+Aitken**  
solicitors and estate agents



## GENERAL DESCRIPTION:

In the last 10 years very few of these sought after properties have been available on the open market. Millfield Drive is a unique private development within the heart of Polmont yet only a few minutes walk from trains and major commuter routes to Glasgow and Edinburgh along with all other areas of commerce within the Central belt. This particularly attractive Detached Bungalow comprises on the ground floor wide sunny entrance vestibule, large lounge with teak flooring, diningroom, extended kitchen, rear hall, three double bedrooms and bathroom. The loft has been floored and lined and fitted with velux window formations and could, subject to planning, form another three rooms if required. Double glazing, cavity wall insulation and gas fired central heating have been installed. There are beautifully maintained garden grounds to all sides which encompass garage, two brick storage sheds and driveway affording additional off-street parking if required. Very competitively priced, early viewing is strongly advised.

As mentioned Millfield is ideally placed for the commuter whether they travel by rail or road and for those needing to travel further for business or pleasure both Glasgow and Edinburgh International airports can be reached between 30 minutes and an hour. Local amenities from shops to supermarkets, sports centres to restaurants cater for daily needs with more extensive choices to be found at either Linlithgow or Falkirk town centres. Sporting, leisure and recreational facilities also abound from football to golf, squash to pilates, the area has something for everyone. Schooling for all ages is also to hand.

## TRAVEL:

From Falkirk town centre take the Callendar Road past Callendar Park (A803), follow along Polmont Road and passing the BP garage on your right hand side turn immediately right into Millfield Drive, continue up and No 3 is on your left hand side.

## MEASUREMENTS:

Vestibule: 7'0 x 4'2 (2.1m x 1.2m)

Lounge: 15'11 x 15'03 (4.8m x 4.6m)

Diningroom: 9'6 x 8'11 (2.9m x 2.7m)

Kitchen: 13'05 x 10'1 (4.09m x 3.07m)

Bedroom 1: 13'9 x 9'11 (4.1m x 3.0m)

Bedroom 2: 10'0 x 9'11 (3.0m x 3.0m)

Bedroom 3: 10'0 x 9'11 (3.0m x 3.0m)

## ENTRY:

Negotiable.

## COUNCIL TAX:

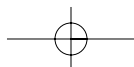
Band 'E' - £1,788.81

## REF:

KMcL/S3020

## HOME REPORT:

A Home Report is available for this property.





**EXTRAS:**

All carpets and floorcoverings, oven, hob and blinds are to be included in the price.

**VIEWING:**

Strictly by appointment through our Property Department on 01324 626107.





**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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