



**LINLEA
HILLHEAD
BY AVONBRIDGE**

An attractive DETACHED BUNGALOW within approximately 2 1/2 acres of ground located in a fine elevated position on the outskirts of Avonbridge enjoying panoramic views over surrounding countryside.

The detached bungalow provides spacious well arranged accommodation comprising entrance vestibule, broad L-shaped reception hall, spacious lounge on open plan basis to diningroom, country style fitted kitchen, utility room, three excellent double bedrooms, family bathroom and separate shower room. Double glazing. Oil central heating. Double garage. Attractive gardens enclosed by superb drystone dykes.

OFFERS OVER £275,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

Linlea is a modern attractive detached bungalow with adjoining ground extending to approximately 2 1/2 acres, pleasantly situated in a slightly elevated position to the outskirts of Avonbridge commanding far reaching panoramic views over the surrounding countryside.

This modern property circa 1992 provides generous well proportioned accommodation throughout comprising welcoming entrance vestibule, long, broad L-shaped reception hall providing access to main accommodation, spacious lounge/diningroom with focal fireplace divider, fitted country style kitchen with room for family dining table, spacious utility room, three excellent double bedrooms, family bathroom and separate shower room and benefits from double glazed windows, oil

fired central heating and quality fittings and fixtures. The property benefits from excellent storage space with a number of built-in cupboards whilst the loft space offers possible scope for extension into additional accommodation subject to necessary planning consents and warrants.

A particularly attractive feature of this property are the magnificent garden grounds enclosed by a number of superb drystone dykes. The gardens are laid out with large patio, well stocked herbaceous borders, vegetable patch, rose bed, orchard and greenhouse. There is a large private driveway leading to a detached double garage, dedicated parking area for three vehicles and additional space for parking and safe ingress and egress to the property.

Adjacent to the property is a paddock extending

to approximately 2 acres which will be of appeal to a client with horses, ponies or for the rearing of livestock.

This semi rural property will be of broad appeal to the discerning purchaser seeking a modern detached property with land, away from the hubbub of city or town life yet convenient for ease of access to major trunk roads serving Edinburgh, Glasgow and all Central Scotland.

LOCATION:

The village of Avonbridge is situated to the south of Falkirk. Linlea, Hillhead is situated to the outskirts of the village, but within easy reach of the shops, primary school and facilities within the village. Avonbridge is centrally sited for easy access to Falkirk, Linlithgow, Bathgate and Livingston. The central location is ideal for commuting with easy access to both the M8 and M9 and for access throughout the Central belt. A regular bus service between Falkirk and Livingston runs through the village. There are regular train services from Falkirk, Polmont and Bathgate to Edinburgh, Glasgow and Stirling. Travelling from Falkirk head along High Station Road and Glenbrae to Shieldhill, at the T-junction turn left and then turn right signposted 'California'. Travel through California onto Avonbridge, continuing through the village travelling towards Westfield. As you exit the village 'Linlea' is on a slightly elevated position on the right hand side.



KITCHEN: 15'2 x 11'1 (4m64 x 3m39)
Country style kitchen fitted with a range of units to both floor and wall levels finished with pelmets and corning and including corner display units, co-ordinated working surfaces incorporating stainless steel sink and side drainer. Ceramic tiled splashback. Space for usual kitchen appliances. Ample room for family dining table and chairs. Wide double glazed window formation to the side. Laminate tile effect flooring. Ceiling light fitting. One radiator. Door to utility room.

UTILITY ROOM: 11'0 x 9'4 (3m37 x 2m86)
A good sized utility room fitted with floor mounted units, working surfaces and circular stainless steel sink. Plumbed for automatic washing machine. Floor mounted central heating boiler. Floor hatch for inspection purposes. Ceiling light fitting. Double glazed windows to both sides. One radiator. Door to rear to gardens.

ACCOMMODATION
All sizes are approximate

ENTRANCE VESTIBULE: 8'0 x 4'8 (2m44 x 1m44)

Enter via timber storm door with glazed panel and double glazed side panel into a broad welcoming entrance vestibule. Hardwood skirting and facings. Plain coving surround to ceiling. Ceiling light fitting. Fitted carpet. Timber and glazed door and two glazed side panels to the reception hall.

RECEPTION HALL: 14'6 x 6'0 (4m43 x 1m83) then 22'5 x 4'2 (6m84 x 1m28)

A broad long L-shaped reception hallway providing access to lounge, kitchen, three bedrooms and

bathroom. Shelled linen cupboard. Coving surround to ceiling. Hardwood skirting, facings and doors. Ceiling hatch to loft. Fitted carpet. One radiator.

LOUNGE/DININGROOM: 27'4 x 14'11 (8m30 x 4m55)

A bright and spacious principal apartment with wide double glazed picture window formation to the front providing far reaching views over surrounding countryside, additional double glazed window to the front in the dining area and double glazed patio doors to the side giving access to the garden grounds. Hardwood skirting and facings. Central feature marble fireplace and hearth with open fire. Egg and dart corning to ceiling. Spacious dedicated dining

area providing ample room for family dining table, chairs and associated furniture. Two ceiling light fittings. Fitted carpet. Two radiators. Door to kitchen.





SHOWER ROOM:

Fitted with 1200mm double shower cubicle with electric shower fitted over, w.c. and pedestal wash hand basin. Part ceramic wall tiling. Ceramic tiled floor. Frosted glass double glazed window to rear. Extractor fan. One radiator.

BEDROOM 1: 14'6 x 13'5 (4m43 x 4m11)

Generous sized double bedroom with wide double glazed window formation to the rear. Ample room for free standing bedroom furniture. Twin sets of double wardrobes with mirror fronted sliding doors and internally finished with shelf and hanging rail.

Hardwood skirting and facings. Plain coving surround to ceiling. Ceiling light fitting. Fitted carpet. One radiator.

BEDROOM 2: 13'6 x 13'2 (4m12 x 4m01)

An excellent sized double bedroom with wide double glazed picture window formation to the front affording exceptional panoramic views over adjacent countryside. Twin mirror fronted sliding doors to wardrobe with hanging rail and shelves. Ample room for free standing bedroom furniture. Plain coving surround to ceiling. Ceiling light fitting. Hardwood skirting and facings. Fitted

carpet. One radiator.

BEDROOM 3: 11'1 x 10'1 (3m39 x 3m09)

A good sized third double bedroom, double glazed window formation to the rear. Twin mirror fronted sliding doors to wardrobe with hanging rail and shelves. Ample room for additional freestanding bedroom furniture. Plain coving surround to ceiling. Ceiling light fitting. Fitted carpet. One radiator.

BATHROOM: 10'9 x 8'5 (3m28 x 2m51)

A good sized bathroom fitted with three piece suite comprising bath, pedestal wash hand basin and w.c. Frosted glass double glazed

window formation to the rear. Fitted carpet. Ceiling light fitting. One radiator.

GARAGE: 20'8 x 20'4 (6m31 x 6m27)

Double sized garage with wide up-and-over door, power and light installed. Pitched roof providing additional storage space. Door to side and double glazed window to side.

PARKING:

A driveway to the side which continues round to the rear of the property and to the double garage, there is a dedicated parking area for three vehicles and additional parking available on the drive. The driveway provides ample room for turning for safe ingress and egress.

PRIVATE GARDENS:

The private gardens to the front, side and rear are enclosed by a number of attractive well constructed dry stone dykes. There are areas dedicated as rose gardens, shrub beds, herbaceous borders with miscellaneous flowering plants and shrubs, vegetable garden, orchard and greenhouse. To the rear of the property there is a large paved patio seating area taking advantage of the south facing aspect and the far reaching countryside views.

PADDOCK:

Adjacent to the property is a paddock extending to approximately 2 acres of ground, this provides varied potential for ponies, horses or the rearing of livestock.

We believe the paddock is not included within the village envelope



of Avonbridge and as such short term likelihood of planning is limited however this may change and as such should subsequent planning approval be obtained for development within 20 years of purchase, a percentage fee will be payable.

EXTRAS:

Fitted carpets and floorcoverings, blinds, curtains and light fittings and calor gas cooker are all included in the sale.

CENTRAL HEATING:

The property benefits from a dual system for central heating, one being the oil fired central heating system served via the boiler in the utility room and two from the open fire in the lounge.

VIEWING:

By appointment only through our Property Department on 01324 626107.

ENTRY:

An early entry date can be accommodated though negotiable to suit the purchaser.

COUNCIL TAX:

Band 'E' - £1,788.81

REF:

KMcL/S2750



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.

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.

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