

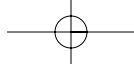


**22 BLINKBONNY ROAD  
FALKIRK  
FK1 5DA**

**HOME REPORT VALUATION - £235,000.** Seldom seen upon the open market, this beautifully presented 1½ storey BUNGALOW offers deceptively spacious and flexible accommodation. Carefully extended by the current owners, acute attention to detail will only truly be appreciated on close internal inspection. Early viewing is strongly advised. The ground floor accommodation comprises welcoming reception hallway, lounge with feature fireplace, familyroom, study/bedroom 5, bedroom 4, large bathroom with 4 piece suite and freestanding bath, a 400 sq ft dining kitchen and separate utility room. Upstairs the property has a generous master bedroom, two further bedrooms and a shower room. In addition to ample storage space the property benefits from gas central heating, double glazing and enclosed garden grounds with ample off-street parking.

**OFFERS OVER £225,000**

**Russel+Aitken**  
solicitors and estate agents

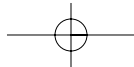


**GENERAL DESCRIPTION:**  
Blinkbonny Road is a popular residential location ideally suited for both those with a growing family or those seeking easily maintained accommodation within easy reach of the town centre. Internally the subjects have been skilfully extended and offer deceptively spacious accommodation of a flexible and versatile nature. The 4 ground floor rooms combined with an almost 400 sq ft kitchen mean that, if wanted, 3 of these rooms could be bedrooms if desired, as there is a bathroom with 4 piece suite on the ground level as well as three further bedrooms and an additional shower room upstairs. Situated in enclosed landscaped garden grounds with a shed and ample off-street parking for several cars/boat/caravan etc. As mentioned local amenities cater

for daily needs with more extensive facilities to be found closer to the town centre. From specialist shops to supermarkets, the town centre has something for everyone. Restaurants, bars, cinema and swimming pool are just some of the local attractions which also encompass golf, cycling, football, boating, horse riding and gymnastics to name but a few. Schooling for all ages is to hand along with good access by both private and public transport to many areas of commerce within the central belt. For those needing to commute further afield for either business or pleasure, Glasgow and Edinburgh International Airports can both be reached in well under one hour.

**TRAVEL:**  
From Falkirk town centre proceed along Cow Wynd, turn

right at the end of the road and then at the roundabout take the 2nd exit following the B803 along Hodge Street, take the 2nd exit at the next roundabout along Westburn Avenue. Once you are past the Falkirk High School on your left hand side take the next road on the left into Blinkbonny Road. No 22 is on your left hand side.





**ACCOMMODATION:**  
All sizes are approximate

**RECEPTION HALLWAY:**  
Entry is gained via a double glazed door into a welcoming staggered reception hall. In superb order the hall has fitted coving. Laminate flooring. Access to lounge, study, bedroom, family room, bathroom, kitchen and stair to upper level.

**LOUNGE: 18'8 x 12'4 (5.6m x 3.7m)**  
A beautifully presented lounge with double glazed window to front and rear allowing natural light into the room. Continued use of coving and laminate flooring. Focal modern wall-mounted fireplace. Television point. Ample space for freestanding furniture.

**STUDY: 11'7 x 7'7 (3.5m x 2.3m)**  
Suitable as either an additional public room or bedroom, the room is currently set as a study. In fresh decorative order. Double glazed window to rear. Fitted coving. Laminate flooring. Ample space for freestanding furniture.

**BEDROOM 4: 11'3 x 9'8 (3.4m x 2.9m)**  
The ground floor bedroom has double glazed window to front. Again well presented, the room has continued use of fitted coving and laminate flooring. Ample space remains for freestanding furniture.

**FAMILY ROOM: 14'3 x 9'7 (4.3m x 2.9m)**  
The family room has twin double glazed windows to front. In keeping with the other rooms the

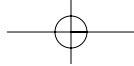
presentation is to a high standard. Television point. Fitted coving. Laminate flooring. Ample space for freestanding furniture. This room can also be used as a bedroom if required.

**BATHROOM: 9'11 x 6'10 (3.0m x 2.0m)**  
Large ground floor bathroom with double glazed window to side. Recently decorated

the room has freestanding bath, low level w.c., wash hand basin and walk-in tiled shower cubicle with tiled walls and thermostatic shower.

**KITCHEN: 21'7 x 19'3 (6.5m x 5.8m)**  
A truly show stopping kitchen/dining room. The dining area is open plan with double glazed windows to side and rear along with double glazed door through to the garden. The room benefits from fitted coving and laminate flooring. Ample space for freestanding furniture. The kitchen area is sub-divided by an island breakfasting bar with woodwork surfaces and 4 ring ceramic hob with stainless steel and glass chimney extractor fan above and additional storage/cupboard space beneath. The far wall also has matching wall units and work surfaces, stainless steel sink with monomixer tap and twin integrated oven/grills. Space and point for freestanding American fridge freezer. Recessed ceiling downlights. Access to utility room.





### GARDENS:

The property enjoys sizeable garden grounds, fully enclosed to rear, complete with large timber deck area and wide and established flower/shrub bed borders. The rear garden also incorporates a large useful garden shed. To the front of the property the boundaries are marked to side and front by fencing and roughcast wall. The front garden area which is covered with stone chip driveway incorporates ample off-street parking for several cars and space enough for boat/caravan if required.

### ENTRY:

Negotiable.

### COUNCIL TAX:

Band 'C' - £1,300.95 (2010/2011)

### UTILITY ROOM: 5'1 x 3'10 (1.5m x 1.1m)

The utility room has wall mounted gas central heating unit. Black wall units, wood effect work surfaces. Plumbed recess for washing machine, tumble dryer and dishwasher. Laminate flooring.

has ample space for freestanding furniture. thermostatic shower. Hardwood flooring.

### BEDROOM 2: 15'7 x 13'3 (4.7m x 4.0m)

This double bedroom has twin double glazed velux windows in a part coombed ceiling. Hardwood flooring. Ample space again for freestanding furniture.

### LANDING:

Access to the upper landing is via a carpeted staircase leading onto the upper landing. Also well presented the landing has access to three generous bedrooms. There are three large storage cupboards and access to the shower room. Part coombed ceiling. Hardwood flooring.

### BEDROOM 3: 13'4 x 11'6 (4.0m x 3.5m) max points

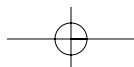
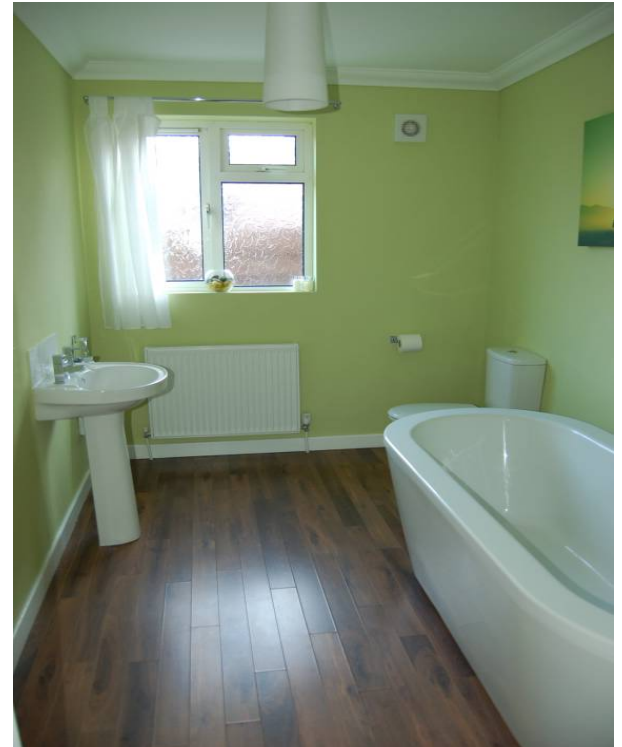
The third bedroom has twin double glazed velux windows to front. Part coombed ceiling. Hardwood flooring.

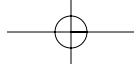
### BEDROOM 1: 19'8 x 13'5 (5.9m x 4.10m)

The master bedroom has twin velux windows in the coombed ceiling. Additional double glazed window to rear. Good decorative order. Hardwood flooring. Large walk-in wardrobe. The room

### SHOWER ROOM:

Decorated to the same high standard as all the other internal rooms, the shower room has double glazed velux window formation. White three piece suite comprising low level w.c., wash hand basin with tiled splashback and walk-in tiled shower cubicle with

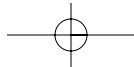




**REF:**  
KMcl/S2960

**HOME REPORT:**  
A Home Report is available for this property.

**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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