



**14 ABBOTS MOSS DRIVE
FALKIRK
FK1 5UA**

This deceptively spacious DETACHED VILLA offers flexible individual accommodation over two levels which will be of broad appeal to a wide spectrum of the market. On the ground floor there is a wide entrance vestibule, welcoming reception hall, w.c., spacious lounge, separate dining room, family room, large dining kitchen and utility room. Upstairs there is a master bedroom with refitted ensuite shower room and a separate dressing room, three further double bedrooms and a refitted bathroom. The property is further enhanced by gas fired central heating and replacement double glazing. There are attractive garden grounds and a double garage with a wide driveway affording access to the garage and additional offstreet parking. Internal viewing is strongly advised.

FIXED PRICE £249,995



GENERAL DESCRIPTION:
Part of a popular residential cul de sac this individually designed detached villa offers deceptively spacious accommodation over two levels. On the ground floor there is a wide entrance vestibule, welcoming reception hall, refitted w.c., spacious lounge, separate diningroom, study/family room, large dining kitchen and utility room. Upstairs there is a generously sized master bedroom with a refitted ensuite shower room and separate dressing room. Three further double bedrooms and a refitted bathroom. The property is further enhanced by gas fired central heating and double glazing along with hardwood skirtings/architraves and solid wood flooring in reception hall. The side, front and rear of the property has extensive garden grounds with a driveway leading to a double garage and affording additional offstreet parking. Falkirk town centre is only a few minutes

away by either private or public transport offering an extensive range of amenities catering for most daily needs. Sporting, leisure and recreational facilities are also to hand along with schooling from pre-school to further education. For the commuter there are regular services both East and West for Edinburgh/Glasgow from the local railway stations while for those who prefer to drive the national motorway networks provide short journey times to most areas of commerce within the central belt.

TRAVEL:
From town centre travel along Glen Brae. At the traffic lights turn right into B803 Slamannan Road and follow the road right up until reaching open countryside. Turn left into Lionthorn Road. Take the first on the right and first right again into Abbots Moss Drive with No. 14 on the right hand side.

ACCOMMODATION:
All sizes are approximate

ENTRANCE VESTIBULE:
Entry is gained by a double glazed security door into a wide entrance vestibule which has Maubern solid wood flooring, hardwood skirtings and architraves. Door through to hall. Fitted coving.

HALL:
A welcoming reception hall with stairs to upper level. Continued use of fitted coving. Hardwood skirtings/architraves and Maubern flooring. Door through to w.c., lounge, diningroom, family room/study and kitchen.

W.C.
Refitted w.c. has an opaque double glazed window to the rear. Walls tiled to half height. Continued use of hardwood flooring. 2 piece suite comprising low level w.c. and wash hand basin.



**LOUNGE: 17'11 x 14'10
(5.4m x 4.5m)**

Well proportioned lounge in fresh decorative order. This bright public room has a large double glazed window to the front. Continued use of coving. Hardwood skirtings and architraves. Fitted self coloured carpet. TV point. Twin astragal doors through to the diningroom.

DININGROOM: 12'7 x 10'6 (3.8m x 3.2m)

The second public room has double glazed window to the rear. Hardwood skirtings and architraves. Fitted self coloured carpet. Ample space for freestanding furniture. Door through to reception hall.

FAMILY ROOM: 13'1 x 9'2 (4m x 2.8m)

The family room is again fitted with coving. Double glazed window to the rear. Hardwood skirtings and architraves. Self coloured carpet. TV point.

**KITCHEN: 15' x 13'7
(4.6m x 4.1m) maximum point**

Large well fitted kitchen with double glazed window to the front. Fitted floor and wall mounted units with coordinated work surfaces and splashbacks. Stainless steel sink with mono mixer tap and drainer to side. Stainless steel oven/grill with Neff microwave above. Stainless steel matching Neff 5 ring gas hob with extractor hood. Built-in wine rack. Dishwasher and fridge/freezer. Ample space for freestanding table and chairs. Tiled flooring. Door through to utility room.

UTILITY ROOM: 11'9 x 6'7 (3.5m x 2m)

The utility room has a double glazed window to the rear and double glazed door through to the garden. Floor standing units incorporating stainless steel sink and work surfaces under which is plumbed recess for automatic washing machine, space and point for a freezer. There is a large walk-in storage cupboard.



LANDING:

The upper landing affords access to four bedrooms and bathroom. Service hatch through into versatile loft space.

**MASTER BEDROOM:
15'3 x 12'1 (4.6m x 3.6m)**

The master bedroom has twin double glazed windows to the front. Continued use of hardwood skirtings and architraves. Fitted self coloured carpet. Doors to ensuite shower room and dressing room. Ample space for additional furniture.

DRESSINGROOM:

Large walk-in dressing room fitted with shelving and hanging space. Laminate flooring.

ENSUITE SHOWER ROOM:

The ensuite shower room has a Velux double glazed window. Extensive tiling to walls and floor with tiles by Porcelanosa. Shower cubicle. Wash hand basin, bidet and w.c. recessed into fitted vanity units.

BEDROOM 2: 16'3 x 11'3 (4.9m x 3.4m)

This second double bedroom has double glazed window to the rear. Large built-in wardrobe. Continued use of hardwood timber skirtings and architraves. Fitted self coloured carpet.

BEDROOM 3: 14'1 x 12'1 (4.2m x 3.6m) maximum point

The third double bedroom has double glazed window to the front. Fitted coving. Hardwood skirtings/architraves. Laminate flooring.

BEDROOM 4: 11'3 x 11'3 (3.4m x 3.4m)

The fourth bedroom has double glazed window to the rear. Built-in wardrobes. Laminate flooring. Space for freestanding furniture.

BATHROOM:

Beautifully refitted bathroom with extensive use of Porcelanosa tiles. There is a double glazed Velux window formation to the front. New three piece suite comprising panelled bath with central mixer tap.



Wash hand basin and w.c. recessed into fitted vanitory unit. Tiled flooring.

GARDENS:

The property enjoys sizeable garden grounds to side, front and rear. The gardens incorporate raised lawns and large patio area. To the side of the property there is a double garage with a wide monobloc driveway giving access and affording additional offstreet parking if required.

VIEWING:

Strictly by appointment through our Property Department.

ENTRY:

An early entry date can be accommodated although negotiable to suit Purchaser.

COUNCIL TAX:

Band 'G' - £2439.28

REF:MJL/S2850

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.

HOME REPORT:

A Home Report is available for this property.

www.openhouse.co.uk/mboh-stf/publicCaseFile.do?cfid=1325&postcode=FK1 5AU

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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