



**13 LATHALLAN DRIVE
POLMONT
FK2 0PD**

This beautifully presented SEMI DETACHED CHALET VILLA will appeal to a broad spectrum of the market. Currently the accommodation which is in good decorative order, having been well maintained by the present owners, comprises welcoming reception hallway, bright lounge with large double glazed picture window, separate dining room, fitted kitchen and refitted shower room with tiled walls and flooring on the ground floor. Upstairs there are two bright and spacious double bedrooms. There are enclosed garden grounds to side and rear with an attractive open lawn to front. The property is further enhanced by gas central heating and double glazing has been installed. There is a garage a few yards from the property.

FIXED PRICE £130,000



GENERAL DESCRIPTION:

This superb four apartment semi detached chalet style villa will appeal to young and old alike. Over two levels, the well presented accommodation comprises welcoming reception hall, lounge with double glazed picture window, separate dining room, refitted kitchen and tiled shower room. Upstairs there are two double bedrooms. The property is further enhanced by gas central heating with double glazing having been installed. The subjects have mature garden grounds to front, side and rear. The rear and side gardens being enclosed. There is also a single garage. Polmont is a much sought after area, well served by local amenities catering for daily needs. More extensive services are to be found at either Linlithgow or Falkirk town centres.

Sporting, leisure and recreational facilities are also numerous with a sports centre, football stadium, golf courses, swimming pools etc all to be found in and around the local area. For the commuter there are excellent connections by road to the national motorway network whilst the railway station at Polmont affords easy journey times to many other areas of commerce within the Central belt. For those needing to commute further afield both Glasgow and Edinburgh International Airports can be reached in under 1 hour. Schooling in the area is also of a high standard both at primary and secondary levels. Early viewing is strongly advised.

TRAVEL:

From Falkirk town centre take the A803 Callendar Road, stay on the A803 until you enter the

village of Polmont. Drive past the BP station on your right hand side and at the next roundabout take the second exit onto Station Road. Take the 3rd left onto Gilston Crescent and then 1st left onto Lathallan Drive. No 13 is on your left hand side.





ACCOMMODATION:
All sizes are approximate

RECEPTION HALLWAY:
8'11 x 6'2 (2.7m x 1.8m)

Entry is gained via an opaque double glazed door with matching screen to side into a fresh welcoming reception hall. The hall has stairs to upper level, deep walk-in cloaks cupboard also housing the electric meter and switchgear. Doors through to lounge, dining room and shower room. Fitted carpet floorcovering.

LOUNGE: 13'0 x 12'2
(4.1m x 3.7m)

The lounge has large double glazed picture window with vertical blind to front. Fitted coving. Fitted carpet floorcovering. Television point. Door through to kitchen. Fresh decorative order.

KITCHEN: 16'1 x 7'10
(4.9m x 2.4m)

The kitchen has double glazed window to rear with vertical blind. Wooden door through to lounge. Fitted floor and wall mounted units with co-ordinated work surfaces, 1 ½ bowl stainless steel sink with mono-mixer tap and drainer to side. Plumbed space and point for washing machine, fridge/freezer and freestanding cooker. Large understair walk-in larder cupboard. Wall mounted gas central heating boiler. Tile effect flooring. Door through to dining room.

DINING ROOM: 11'0 x 8'9 (3.3m x 2.6m)

The dining room has double glazed window to rear with vertical blind overlooking the garden. Continued use of fitted coving. Ample space for freestanding furniture.

SHOWER ROOM:

Re-fitted shower room with opaque double glazed window to front. Tiled walls. Low level w.c, wash hand basin and corner shower unit with Mira power shower. Tiled flooring.

LANDING:

The upper landing is accessed by an easily gained staircase leading onto the upper landing. The upper landing has deep walk-in storage cupboard, built-in bench seating with additional storage. Fitted carpet floorcovering. Access to two double bedrooms.

BEDROOM 1: 10'9 x 10'9 (3.2m x 3.2m)

Bright master double bedroom, again in good decorative order with double glazed window to front fitted with vertical blind. Part coombed ceiling. Built-in wardrobes. Fitted carpet

floorcovering. Ample space remains for freestanding furniture.

BEDROOM 2: 13'2 x 8'11 (4.0m x 2.7m)max points

The second double bedroom has double glazed window to front with vertical blind. Part coombed ceiling. Built-in wardrobes. Fitted carpet floorcovering.

GARDENS:

A particular feature of the property are the enclosed garden areas to side and rear forming a delightful attractive setting. To the front of the property there is a further open plan lawned garden area. The property also benefits from a garage which is situated a short walk away.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'D' - £1,463.57

REF:

KMcL/S2946

HOME REPORT:

A Home Report is available for this property.



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.

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