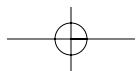
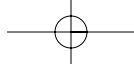


TIGH-AN-UILLT, STATION ROAD, SLAMANNAN, FK1 3BJ

FIXED PRICE £250,000

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

This unique CHALET BUNGALOW provides spacious flexible accommodation set within 1 acre of garden grounds (or thereby). The rural location is well placed for those wanting seclusion yet requiring access to Edinburgh, Glasgow or indeed any area of commerce within the Central belt. For those needing to travel further afield for either business or pleasure both Edinburgh and Glasgow airports can be accessed in under 1 hour. On two levels the property comprises a wide welcoming reception hall, w.c, large lounge with central fireplace through to diningroom, fitted kitchen, master bedroom with ensuite shower room and three further double bedrooms on the ground floor. Upstairs is a wide landing which would make a good library or computer area, separate storeroom, bathroom and two further double bedrooms. A new oil fired central heating system has been installed and double glazing fitted. There is a large double garage and workshop encompassed within the garden grounds. As previously mentioned the garden grounds extend up to 1 acre or thereby and have picturesque views over open countryside and beyond. Schooling for all levels are to hand as are a wide and diverse range of sporting, leisure and recreational facilities.

LOCATION:

Tigh-an-Uillt is situated in a rural location to the southern outskirts of Slamannan approximately 1 mile from the village centre and only approximately 1/2 mile from Limerigg. There is a small local shop available in Limerigg and small primary school. Slamannan provides more village shops, post office, pharmacy, library, garage and petrol stations along with a primary school, with the secondary schooling in Falkirk. Slamannan village is approximately 7 miles from Falkirk town centre with Falkirk High mainline railway station slightly closer, a 10 minute car journey from where there is a frequent and speedy service to both Edinburgh and Glasgow city centres. Falkirk provides an extensive range of shops, leisure and recreational facilities.

TRAVEL:

Travelling from Falkirk follow High Station Road onto Glenbrae, turning right at the traffic lights onto Slamannan Road (B803) and continue onto the village of Slamannan. At the T-junction turn left and follow Station Road for approximately 1 1/2 miles with Tigh-an-Uillt on the right hand side identified by Russel + Aitken For Sale Board.

MEASUREMENTS:

Hall: 29'2 x 5' (8.9m x 1.5m)

Lounge/diningroom: 24'10 x 17'7 (7.5m x 5.3m)

Kitchen: 12'3 x 9'10 (3.9m x 3.0m)

Mast bedroom: 11'9 x 11'8 (3.5m x 3.5m)

Ensuite: 8'1 x 5'1 (2.4m x 1.5m)

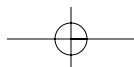
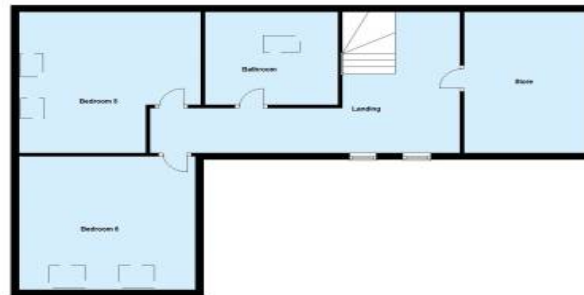
Bedroom 2: 12'9 x 11'8 (3.8m x 3.5m)

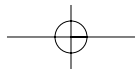
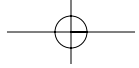
Bedroom 3: 11'9 x 9'11 (3.8m x 3.0m)

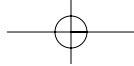
Bedroom 4: 12'9 x 9'10 (3.8 x 3.0m)

Bedroom 5: 14'4 x 12'10 (4.3m x 3.9m)

Bedroom 6: 12'11 x 11'11 (3.9m x 3.6m)







VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

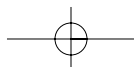
Band 'E' - £1,788.81

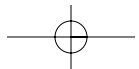
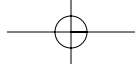
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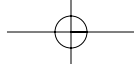
KMcL/S3015

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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