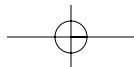


LADEBANK, FALKIRK ROAD, LARBERT, FK5 3NQ

FIXED PRICE £495,000

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

This unique detached villa enjoys a commanding location on the edge of the much sought after village of Larbert. Acute attention to detail is evident in all rooms from the luxury newly refitted bath and shower rooms complete with Porcelanosa tiling and accessories to the bespoke kitchen supplied and fitted by Country Kitchens. In addition the quality of oak finishes which have been extensively used throughout from skirting and architraves to flooring where stated is also of a high calibre. Even the air ventilation and water purification equipment for the indoor swimming pool and sauna could easily be described as state of the art. In short, this truly superb property has many desirable "Extras" designed and incorporated to enhance life's pleasures making internally viewing strongly recommended.

The accommodation comprises on the ground floor wide entrance vestibule with cloaks/storage off, welcoming formal reception hall, ground floor toilet, formal lounge open plan to split level diningroom, family room, quality refitted kitchen, open plan breakfast room, utility room, second ground floor toilet, swimming pool, sauna and shower room. Upstairs there is a spacious main landing, a large split level games room complete with bar, master bedroom with ensuite dressing room and luxury shower room, three further double bedrooms, two with Jack and Jill bathrooms, study/home office, bedroom 5 and superb bathroom complete with freestanding bath and again finished with Porcelanosa tiling and fitments. As you would expect

the property has gas fired central heating and double glazing along with alarm system installed. Notable extras to be included in the purchase price. To the front and rear there are landscaped garden grounds encompassing raised sun deck, children's all weather play area and paved sun patio. To the front of the property there is a driveway affording offstreet parking and access to the garage.





LOCATION:

Local amenities cater for most everyday needs with Larbert still retaining a traditional High Street centre. More extensive shopping, leisure and recreational facilities are to be found at Falkirk town centre only a short drive by either public or private transport. Schooling for all ages is also to hand whilst for the commuter easy accessibility to local motorway and rail networks lead to short journey times to most areas of commerce within the Central belt. Sporting, leisure and recreational facilities also abound with everything from golf courses to fisheries, country parks to swimming pools and gymnasiums to be found in and around the surrounding area.

TRAVEL:

From Falkirk travel west on Camelon Road over the canal and continue on Main Street, Camelon. Turn right at the roundabout into Stirling Road and proceed for approximately one mile passing the bus depot on the left hand side. Continue round the right hand bend and then turn right adjacent to the garden centre. Continue straight ahead and No. 99a Falkirk Road is on the right hand side at the brow of the hill.





EXTRAS:

All integrated kitchen appliances, blinds, hardwood flooring and fitted carpets are to be included in the competitive purchase price.

ENTRY:

Negotiable to suit purchaser.

VIEWING:

Strictly by appointment. Please telephone our Property Department on 01324 626107

COUNCIL TAX:

Band 'G' - £2439.28

ADDITIONAL INFORMATION:

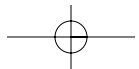
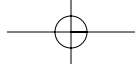
The property benefits from double glazed windows, gas fired central heating and a security alarm system. There are abundant power points, television aerial points and telephone points throughout the property.

REF:

KMcL/S3011

HOME REPORT:

A Home Report is available for this property. Please ask for details.





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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