



44 DOVECOT ROAD, WESTQUARTER, FK2 9YT

FIXED PRICE £69,995

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

This MID TERRACED VILLA will appeal to a broad spectrum of the market. Over two levels the accommodation comprises on the ground floor, entrance vestibule, large lounge, diningroom/kitchen, whilst upstairs there are two generous double bedrooms and a shower/wet room. There are enclosed garden grounds to rear. Double glazing and gas central heating have been installed.

Excellent local amenities cater for most daily needs with more extensive shopping to be found either towards Polmont, Falkirk or Linlithgow town centres. For the commuter there is ready access to both the national motorway and railway networks bringing most areas of commerce into easy commuting distance. Schooling for all ages is to hand as are a wide and diverse range of sporting, leisure and recreational facilities.

LOCATION:

From Falkirk town centre take the A803 past Callendar Park through Laurieston heading for Polmont. After the 2nd roundabout take the 4th turning on the right into Westquarter Avenue (also signposted Westquarter) and Dovecote Road is the last turning on the left hand side. No 44 is on the right hand side towards the end.

MEASUREMENTS:

Lounge: 16'0 x 11'5 (4.8m x 3.4m)

Kitchen: 16'3 x 7'7 (4.9m x 2.3m)

Bedroom 1: 12'1 x 12'2 (3.69m x 3.72m)

Bedroom 2: 10'0 x 12'9 (3.04m x 3.88m)

Bathroom: 6'8 x 5'3 (2.03m x 1.61m)

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

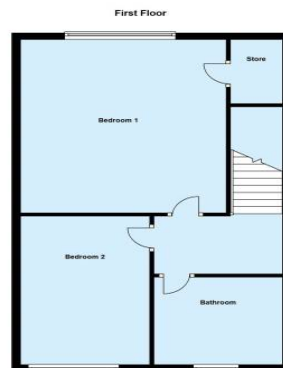
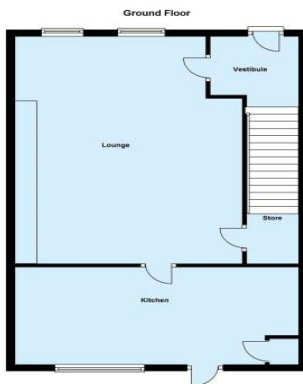
Negotiable.

COUNCIL TAX:

Band 'A' - £975.71

REF:

KMcL/S3025



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. Floorplans are not to scale.

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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