



23 MARSHALL DRIVE CALIFORNIA

This individually constructed DETACHED CHALET VILLA is finished to a high standard with acute attention to detail evident throughout. On the ground floor the accommodation comprises entrance vestibule, reception hall (feature staircase), lounge (open fireplace), separate diningroom, breakfasting kitchen(stainless steel AEG appliances), utility room, guest double bedroom with feature wardrobes and ensuite shower room and bedroom 4. Upstairs there is a spacious master bedroom again with feature wardrobes and ensuite shower room and a third double bedroom. The property has double glazing, LPG central heating, fitted slide glide wardrobes and quality finishings. There is a single garage, open plan front garden and easily maintained enclosed rear garden complete with lawn, sun deck and patio.

FIXED PRICE £266,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

This truly superb detached chalet villa has been built with acute attention to detail by the present owners. Intricate detail from the internal fittings of the wardrobes to stainless steel AEG kitchen appliances, molded timber skirtings/architrave, combined with natural light oak flooring in the public rooms to name but a few of the numerous features. Designed to combine the best of natural light and space within a domestic setting the accommodation comprises entrance vestibule, reception hallway, spacious lounge (focal fireplace), separate diningroom, breakfasting kitchen (AEG appliances), utility room, guest bedroom with ensuite shower room and bedroom 4 all on the ground floor. Upstairs there are two further generous double bedrooms with luxury built-in wardrobes and ensuite shower room, the second being in excess of 23ft long. The property is fitted with double glazing and LPG central heating. There are attractive open plan garden grounds to the front while to the rear

there is an enclosed garden area with established lawn, paved patio and raised sun deck. To the side of the property there is an integral single garage. Early viewing is strongly recommended.

LOCATION:

California is a popular village setting situated approximately 4 miles from Falkirk town centre. The village is well served by local shops for everyday requirements, highly regarded primary school and a regular bus service to Falkirk and surrounding villages. Secondary schooling is at nearby Reddingmuirhead or at Falkirk. Falkirk is a short journey by car or bus and provides excellent shopping facilities in the High Street, two shopping malls, retail park with ample recreational and sporting facilities also available. There are mainline railway stations at Polmont and Falkirk High providing services to Edinburgh, Glasgow and Stirling. Convenient location for major roads and motorway network serving Central Scotland.

Travelling from Falkirk head towards Shieldhill. At the T-junction turn left then right where signposted Avonbridge and continue into the village of California. At the mini roundabout turn left at Church Road and immediately right into Marshall Drive and follow the road round taking a turn to the left into a small cul de sac with No. 23 on the right hand side.

ACCOMMODATION:

All sizes are approximate

ENTRANCE VESTIBULE:

Entry is gained by twin double glazed doors into a bright entrance vestibule. In good decorative order the vestibule has fitted coving, tiled flooring, timber and glass door through to the hall.

RECEPTION HALLWAY:

A welcoming reception hall with feature oak staircase to the upper level continued use of fitted coving, mains powered smoke alarm. The hall also benefits from good levels of natural daylight. Continued use of tiled flooring. Deep walk-in cloaks cupboard which also houses the hot water tank, and second cupboard offering additional storage. Doors through to the public rooms, ground floor bedrooms, bathroom and garage.

LOUNGE:

19'5 x 11'9 (5m09 x 3m05)

An attractive bright room with double glazed walk-in bay window to the front. Recessed ceiling downlights. Coving. Focal open hearth fireplace with natural stone mantle and slate hearth. Solid light oak flooring. Television and telephone points. Ample space for freestanding furniture.

DININGROOM:

12'9 x 11'6 (3m08 x 3m05)

A second bright and well presented public room with double glazed windows to the front. Continued use of coving and light oak flooring. Ample space for freestanding diningroom furniture.

KITCHEN:

15'6 x 9'3 (4m07 x 2m08)

The kitchen has two sets of double glazed windows to the rear overlooking the garden. Recessed ceiling downlights. Fitted floor and wall mounted units by Intoto incorporating display cabinets and stainless steel double oven/grill with a five ring gas hob with a matching AEG extractor hood above. 1½bowl stainless steel sink with mixer tap. Integrated dishwasher and fridge. Breakfast bar. Tiled flooring. Door through to the utility room.



UTILITY ROOM:

13'3 x 4'6 (4m x 1m03)

Spacious utility room with double glazed door through to the garden. Fitted floor and wall mounted units with plumbed recess. Space and points for tumble dryer, washing machine and fridge/freezer. Stainless steel sink and tiled flooring. Wall mounted gas central heating boiler.

GUEST ROOM:

13'10 x 13'0 (4m02 x 3m09)

A superb double bedroom with twin double glazed windows to the rear again overlooking the rear garden. Recessed downlights. Fitted coving. Feature built-in wardrobes with matching sliding door through to the ensuite shower room. Fitted carpet. Ample space for freestanding furniture.

ENSUITE:

The ensuite shower room has an opaque double glazed window to the rear. Tiled shower cubicle with thermostatic shower, low level w.c. and wash hand basin. Tiled flooring. Continued use of recessed ceiling downlights. Wall mounted extractor fan.

BEDROOM 4:

13'6 x 8'9 (4m01 x 2m06)

Suitable as easily a fourth double bedroom or a study/home office. The room has double glazed window to

the front again in keeping with all the other rooms it is in good decorative order. There is a built-in fitted wardrobe. Fitted carpet.

BATHROOM:

Seldom seen completed to such a high standard this bathroom combines space, styling and design to provide a superb room which has an opaque double glazed window to the rear and is equipped with a four piece suite comprising corner bath, designer wash hand basin, low level w.c. and walk-in tiled shower cubicle complete with thermostatic shower. Tiled floor and extensive tiling to walls. Wall mounted shaver point. Recessed ceiling downlights. Extractor fan.

LANDING:

Access to the upper level is by an easily gained staircase leading onto the landing which has ample natural light and doors through to the master bedroom and bedroom 3.

MASTER BEDROOM:

22'6 x 13'1 (6m08 x 3m09)

An excellent master bedroom with double glazed walk-in bay window to the front with twin velux formations to the rear, recessed ceiling downlights, part coombed ceiling, extensive feature built-in wardrobes, fitted carpet. Door to ensuite shower room.

ENSUITE SHOWER ROOM:

Opaque double glazed velux window formation to the front. Recessed ceiling downlights. Coomb ceiling. Low level w.c. wash hand basin and corner tiled thermostatic shower cubicle. Tiled flooring.

BEDROOM 3:

23'1 x 11'10 (7m0 x 3m06) maximum

Spacious double bedroom again with double glazed bay window to the front and this time with twin velux windows to the side. Continued use of recessed ceiling downlights. Fitted carpet flooring. Ample space remains for freestanding furniture.

GARAGE:

To the side of the property there is an integral single garage with light and power. Broad drive to the front of the property providing additional offstreet parking if required

GARDENS:

The front gardens are laid to lawn and on an open plan nature whilst the rear gardens are encompassed by timber fencing and enjoy an established lawn, paved patio area and raised sun deck.



EXTRAS:

All integral appliances in the kitchen included within the sale along with blinds, hardwood flooring and carpet floorcoverings.

Additional Information:

The property has LPG heating system installed serving ample radiators throughout the home. The central heating boiler is situated in the utility room. The LPG storage tank is below ground level in the front garden. There are abundant power points, telephone and television points throughout.

VIEWING:

By appointment through our Property Department on 01324 626107.

ENTRY:

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

COUNCIL TAX:

Band 'F' - £2093.77

REF:

KMcL/S2767

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.

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