



**7 GREENWELL TERRACE
MADDISTON
FK2 0SW**

Greenwell Terrace is situated on the boundary between Maddiston and Rumford. Over two levels this deceptively spacious SEMI DETACHED COTTAGE comprises reception hall, lounge with double glazed doors onto sun deck, large kitchen/diningroom, rear vestibule, w.c. and bedroom. Upstairs there are two further bedrooms and a refitted bathroom with extensive tiling and white three piece suite. The property benefits from gas central heating and double glazing. There is a small front garden and generous rear garden complete with a garden shed. Notable extras are also included in the purchase price.

FIXED PRICE £99,995



GENERAL DESCRIPTION:

This deceptively spacious semi detached cottage should be viewed internally to appreciate its many merits. Suited to both a growing family or a young professional purchaser the flexible accommodation could accommodate a home office or study instead of one of the additional bedrooms if required. The subjects are well placed for local amenities catering for daily needs with more extensive shopping facilities to be found closer to either Falkirk or Linlithgow town centres. In addition for the commuter there is good access to the national motorway and railway networks bringing most areas of commerce into daily commuting distance. Schooling for all ages are to hand as are a wide and diverse

range of sporting, leisure and recreational amenities.

TRAVEL:

From Falkirk town centre proceed along the A803 Callendar Road and at the 1st roundabout after Callendar Park heading towards Linlithgow take the 3rd right at the roundabout carrying along Old Redding Road (B805). Stay on Redding Road travelling through Brightons and onto Maddiston Road, stay on Maddiston Road travelling through Rumford and just upon entering Maddiston Greenwell Terrace is on your right hand side. No 7 is towards the Pharmacy.

ACCOMMODATION:

All sizes are approximate

RECEPTION

HALLWAY: 12'4 x 6'2
(3.7m x 1.8m)

Entry is gained via a double glazed door into a welcoming reception hallway. The reception hallway has stairs to upper level and storage space beneath. Doors through to lounge and ground floor bedroom. Fitted carpet floorcovering.

LOUNGE: 14'3 x 13'1
(4.3m x 3.9m)

The lounge has double glazed French doors onto the sundeck. Ornamental coving and ceiling rose. Television point. Laminate flooring. Ample space for freestanding furniture. Door through to dining kitchen.



DININGROOM/KITCHEN:
24'5 x 8'8 (7.4m x 2.6m)
max points

The dining area has double glazed window to front with fitted coving. Fitted carpet floorcovering. Ample space for freestanding furniture. The kitchen is sub-divided by a peninsular breakfast bar. The kitchen has double glazed window to rear. Re-fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks. Built-in stainless steel oven/grill with 4 ring gas hob with matching chimney extractor fan. Tiled flooring. Door through to rear vestibule.

REAR VESTIBULE:

The rear vestibule has a double glazed door through to the garden. Door through to ground floor w.c.

W.C.:

The w.c. has an opaque double glazed window to side. Low level w.c. and glass and chrome wash hand basin.

BEDROOM 1: 12'5 x 8'4 (3.7m x 2.5m)

The ground floor bedroom has double glazed window to front. Ceiling rose. Built-in bedroom furniture including wardrobe and dressing table/vanity unit, bedside cabinets and drawer space. Television point. Fitted carpet floorcovering.

LANDING:

The upper landing has airing cupboard, access to two bedrooms and bathroom.

BEDROOM 2: 11'11 x 10'8 (3.6m x 3.2m)

The second double bedroom has double glazed window to front with built-in wardrobes and matching bedroom furniture. Television point. Fitted carpet floorcovering.

BEDROOM 3: 9'3 x 7'3 (2.8m x 2.2m)

This bedroom has double glazed window to rear. Shelved display recess. Fitted carpet floorcovering.

BATHROOM:

The bathroom has an opaque double glazed window to rear. Low level w.c. and wash hand basin, panelled bath with a 'Mira Sport' overbath shower unit. Extensive tiling to walls. Tile effect floorcovering.

GARDEN:

To the rear of the property there is an enclosed lawned garden area with large timber sundeck. The rear garden also encompasses a timber garden shed to be included in the purchase price. To the front of the property there is a small enclosed area encompassed by wrought iron railings and covered with stone chips.

EXTRAS:

All carpets and floorcoverings and garden shed.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'D' - £1,463.57

REF:

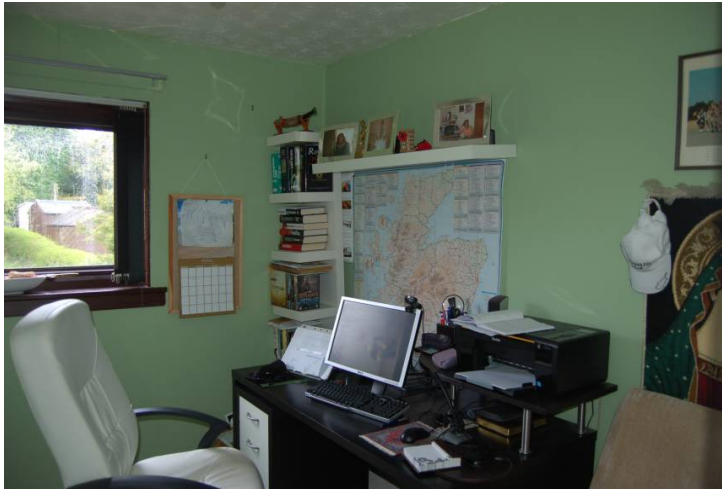
KMcL/S2962

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.



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