



**86 EASTON DRIVE
SHIELDHILL
FK12 2TA**

A well presented DETACHED VILLA which will be of broad appeal to a wide spectrum of the market. Decorated to highlight the great flexible accommodation the property enjoys superb panoramic views over the surrounding area. Viewing is strongly recommended. Over two levels the accommodation comprises on the ground floor reception hall, w.c., lounge, separate diningroom, kitchen and utility room. Upstairs there are four bedrooms, master en suite, and a bathroom. There is an additional useful loft/storage area. The property has gas fired central heating and double glazing. Single garage with light and power. To the front there is an open lawn with a wide driveway to the side affording offstreet parking. To the rear of the property there is an enclosed mature garden area split over two levels complete with timber garden shed.

FIXED PRICE £149,950

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

This attractive detached villa will appeal to both the growing family and young professional couple seeking a well presented property within a popular residential location. Over two levels the accommodation comprises on the ground floor, reception hallway, w.c., bay windowed lounge, separate diningroom, kitchen and utility room. Upstairs there is a master bedroom with ensuite shower room, three further bedrooms, one currently used as a study, and the bathroom. The property is further enhanced by gas fired central heating and double glazing. To the rear there is an enclosed mature established garden area with open lawn to the front. There is a wide driveway leading to the garage which affords additional offstreet parking if required. A particular feature of this superb family home is the panoramic views over the Firth

of Forth. There is a small shop catering for most daily needs with more extensive shopping, sporting, leisure and recreational amenities are to be found close to Falkirk town centre a few minutes drive by car or public transport. Schooling for all levels is also to hand.

LOCATION:

From Falkirk town centre take the High Station Road along Glen Brae (B8028) which becomes the Falkirk Road. At the traffic lights proceed left staying on the B8028 signposted Shieldhill. Stay on this road and on entering the village take the first turning left into Easton Drive. No. 86 is half way along on the left hand side.

ACCOMMODATION:

All sizes are approximate

RECEPTION HALLWAY:
13'11 x 6'0 (4.2m x 1.8m)

Entry is gained via a timber and glass door into a welcoming reception hall with stairs to the upper level. Fitted carpet. Wall mounted coat hooks. Access to lounge, kitchen, w.c. and garage.

W.C.

Freshly presented with an opaque double glazed window to the side. Low level w.c. with wash hand basin and tiled splashback.

**LOUNGE: 17'1 x 11'10
(5.2m x 3.6m) into bay window**

The lounge has a walk-in double glazed bay window to the front allowing ample natural light into the room. In good decorative order the room has focal coal effect gas fire with timber mantle/surround. Fitted coving. Fitted carpet. Double astragal doors through to the diningroom. Ample space for freestanding furniture.



DININGROOM: 10'4 x 9'11 (3.1m x 3.0m)

The diningroom has double glazed window to the rear with panoramic outlooks over the Firth of Forth towards the Ochil Hills. Again in good order the room has ample space for freestanding furniture. Fitted carpet. Door through to the kitchen.

KITCHEN: 11'0 x 10'6 (3.3m x 2.2m)

Well proportioned kitchen with double glazed window to the rear again with panoramic views. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks. The freestanding gas cooker and Bosch fridge are to be included in the purchase price. Stainless steel sink. Tile effect floor. Door through to the utility room. Understair storage cupboard. Additional door through to the hall.

UTILITY ROOM: 7'4 x 5'6 (2.2m x 1.6m)

Useful utility room with double glazed window to

the rear. Door through to the garden. Fitted floor standing units with co-ordinated work surfaces and stainless steel sink unit. Tiled splashback. Plumbed recess for Bosch dishwasher, Hotpoint washing machine and Bosch freezer all of which are to be included in the purchase price. Tile effect floor covering.

LANDING:

Access to the landing is via a carpeted stair leading onto the upper landing which has service hatch into loft space. Airing cupboard. Access to four bedrooms and bathroom.

BEDROOM 1: 15'0 x 12'2 (4.5m x 3.7m) maximum point

The master bedroom has double glazed window to the front. Part coombed ceiling. Built-in wardrobes with shelf and clothes rail. Fitted carpet. Ample space remains for freestanding furniture. Access to ensuite shower room.



ENSUITE:

Opaque double glazed window to the front. Fitted three piece suite comprising low level w.c and wash hand basin. Tiled shower cubicle. Additional bathroom fitments.

BEDROOM 2: 11'5 x 11'3 (3.4m x 3.4m)

The second double bedroom has double glazed window to the front. Built-in wardrobe. Fitted carpet. Ample space remains for freestanding furniture.

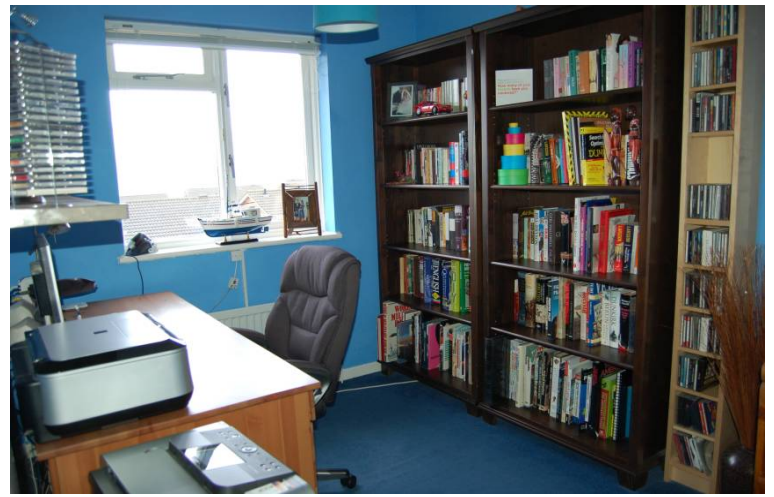
BEDROOM 3: 10'10 x 8'6 (3.3m x 2.3m)

Double glazed window to the rear with panoramic views. Built-in wardrobe. Fitted carpet. Again ample space remains for freestanding furniture.

BEDROOM 4: 10'11 x 7'7 (3.3m x 2.3m)

Currently used as a home office/study this bedroom has double glazed window to the rear. Attractive aspects over the Firth of Forth towards the Ochil Hills. Fitted carpet.





Ample space for freestanding furniture.

BATHROOM:

Opaque double glazed window to the rear. Fitted three piece suite comprising low level w.c., wash hand basin. Panelled bath with overbath shower unit. Extensive tiling to two walls. Tile floor covering.

GARDENS:

To the rear of the garden there is an attractive enclosed mature terraced garden area. The top terrace is lawned with mature flower/shrub bed borders. The lower terrace is paved and has a timber garden shed. To the front of the property there is an open plan garden area with a wide driveway to the side giving access to the garage and additional offstreet parking.

GARAGE:

There is a single garage with up and over door, light and power.

EXTRAS:

Gas cooker and Bosch fridge in the kitchen, Bosch dishwasher, Bosch freezer and Hotpoint washing machine in the utility room are all included in the purchase price.

VIEWING:

Please telephone our Property Department on 01324 626107 for an appointment to view.

ENTRY:Negotiable. **COUNCIL TAX:**Band 'E' £1788.81 (2010/11) **REF:**KMcL/S2963

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.

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