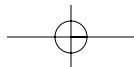
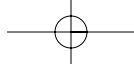


24 ORKNEY PLACE, HALLGLEN, FK1 2PL

FIXED PRICE £74,995

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

24 Orkney Place is a deceptively spacious END TERRACED VILLA (with sole access) set close to open parkland which will appeal to those seeking competitively priced accommodation. Over two levels the subjects comprise welcoming reception hall, w.c, lounge through to open plan diningroom (patio doors), fitted kitchen, three generous bedrooms and a bathroom. The property has double glazing and coal fired central heating. There are enclosed garden grounds to front and rear. Ample residential and visitors parking is also to be found.

Local amenities cater for daily needs with more extensive shopping, sporting, leisure and recreational facilities to be found closer to Falkirk town centre, only a short journey by either public or private transport. For the commuter there is good access by road or rail to many other areas of commerce within the central belt. Schooling for all ages is also to be found locally.

TRAVEL:

From Falkirk town centre proceed along Glenbrae and at the T-junction with the traffic lights carry straight over taking the 1st exit at the roundabout onto New Hallglen Road. Turn 1st left into Island Crescent then at the T-junction bear right and 2nd left into Orkney Place. No 24 is towards the end on the right hand side.

MEASUREMENTS:

Hall: 17'1 x 6'0 (5.2m x 1.8m)

Lounge/diningroom: 25'7 x 11'5 (7.8m x 3.5m)

Kitchen: 9'0 x 9'0 (2.8m x 2.8m)

Bedroom 1: 14'6 x 9'7 (4.4m x 2.9m)

Bedroom 2: 12'11 x 9'3 (3.9m x 2.8m)

Bedroom 3: 11'2 x 10'0 (3.4m x 3.0m)

Bathroom: 6'8 x 4'9 (2.0m x 1.4m)

EXTRAS:

All carpets and floorcoverings, Hotpoint ceramic hob, larder fridge, garden shed and coal bunker.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

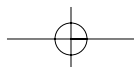
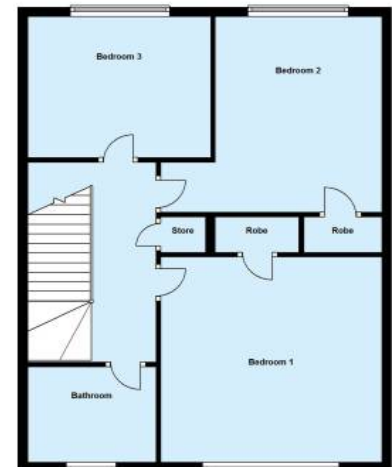
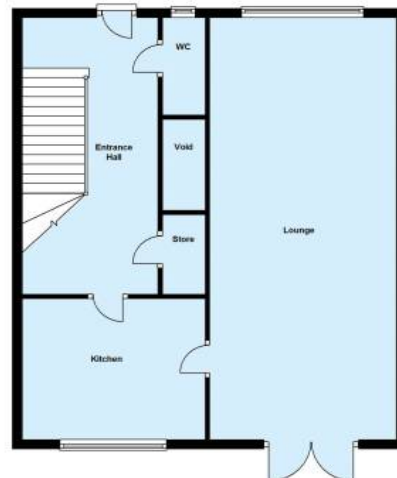
Band 'B' - £1,138.33

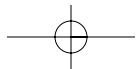
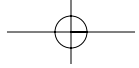
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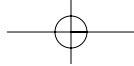
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HOME REPORT:

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.



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