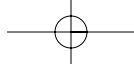




**12 CHURCHILL PLACE
FALKIRK
FK2 7FN**

This well presented and maintained SEMI DETACHED VILLA will appeal to young and old alike. Over two levels the easily maintained accommodation comprises welcoming reception hall, w.c, bright lounge, diningroom, fitted kitchen, two double bedrooms both with built-in wardrobes, single bedroom and bathroom with a four piece suite. The property has gas fired central heating and double glazing has been installed. To rear there is an enclosed garden complete with sundeck and lawn while to front there is an open plan garden with driveway to side affording off-street parking.

FIXED PRICE £125,000



GENERAL DESCRIPTION:

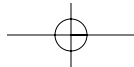
This attractive semi detached villa is pleasantly situated in a small cul-de-sac within an ever popular private residential area situated only a short walk to all the facilities and amenities that Falkirk town centre has to offer. The property of a style successful in design offers well formed accommodation over two levels comprising long reception hallway with downstairs toilet/cloakroom, spacious lounge, diningroom, fitted kitchen with a range of quality units to both floor and wall levels, whilst on the upper floor there are three generous bedrooms and stylish bathroom featuring four piece suite to include separate shower cubicle. To

the side there is a paved driveway giving off-street parking for two/three vehicles. There are tidy gardens to the front whilst the rear gardens are enclosed by timber screen fencing and enjoy a southerly aspect. Well laid out with timber deck and established lawn areas. This fine property is presented for sale in soft contemporary tones and further benefits from double glazing and gas central heating and will be of broad appeal to the discerning client seeking an attractive well proportioned modern villa. Full appreciation on internal inspection.

LOCATION:

Churchill Place is set within easy walking distance of

Falkirk town centre which provides a wide variety of shopping, leisure and recreational facilities, with the benefit of Grahamston railway station only 5 minutes away giving quick and easy access to Edinburgh, Glasgow and Stirling city centres. Travelling north from central Falkirk, head down Grahams Road, past the Retail Park on the right hand side and straight over the roundabout. Go through the first set of traffic lights and then turn right at the second set into Dalderse Avenue, head over the mini roundabout then turn first left then first right into Churchill Place. Follow the road round and No 12 is to be found on the left hand side.





KITCHEN: 8'10 x 8'3 (2.6m x 2.5m)

The kitchen has double glazed window to rear overlooking the garden. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks into which has been recessed a 1 1/2 bowl stainless steel sink with matching oven/grill, hob and extractor hood above. Plumbed space and point for washing machine and upright fridge/freezer. Wall mounted gas central heating boiler. Extractor fan. Tiled effect flooring.

LANDING:

The upper landing is accessed via a carpeted stair. The landing has service hatch into partially floored insulated loft space. Large shelved storage cupboard. Doors through to three bedrooms and bathroom.

ACCOMMODATION:
All sizes are approximate

RECEPTION HALLWAY:
Entry is gained via an opaque double glazed door into the reception hall. The hall is in good decorative order with double glazed window to side. Stairs to upper level. Laminate flooring. Doors through to lounge and w.c.

W.C.:
The w.c. is in fresh decorative order. Opaque double glazed window to side. Low level w.c. and fitted wash hand basin with tiled splashback. Tiled flooring.

LOUNGE: 16'10 x 12'7 (5.1m x 3.8m)max points

The lounge has three framed double glazed window to front with vertical blind. Fitted coving. Useful understair storage cupboard with additional power sockets. Laminate flooring. Television point. Ample space for freestanding furniture. Door through to diningroom.

DININGROOM: 9'5 x 7'8 (2.8m X 2.3m)

The diningroom has double glazed French style doors fronted with vertical blinds leading onto the garden decking. Continued use of laminate flooring. Semi

Space for freestanding furniture.





BEDROOM 1: 12'10 x 8'7 (3.9m x 2.6m)

The main bedroom has three framed double glazed window to rear overlooking the garden. Again in good decorative order the room has built-in wardrobe with shelf and clothes rail. Continued use of laminate flooring. Television point.

BEDROOM 2: 11'0 x 8'7 (3.3m x 2.6m)

The second double bedroom also has three framed double glazed window to front and is equipped with roller blind. Built-in wardrobe with shelf and clothes rail. Laminate flooring. Ample space for freestanding furniture.

BEDROOM 3: 9'0 x 6'9 (2.7m x 2.0m)

Bedroom number 3 has a double glazed window to rear with roller blind. Continued use of laminate flooring. Currently set as home office/study. This room is suitable for a variety of uses.

BATHROOM:

The bathroom has opaque double glazed window to front. Extensive use of tiling to four walls surrounds a fitted four piece suite comprising low level w.c, wash hand basin, tiled shower cubicle and panelled bath. Tile effect flooring. Further matching bathroom fitments.

OUTSIDE:

Outside there are tidy front gardens laid to lawn with a driveway to side affording additional off-street parking. To the rear of the property encompassed by sturdy timber fencing there is an established lawn with a raised decked area.

DRIVEWAY:

A paved driveway to the side provides off-street parking for two/three vehicles as required.

EXTRAS:

All fitted carpets and floorcoverings, oven, hob and extractor hood, light fittings and blinds are included within the sale price.

ENTRY:

Flexible to suit the purchaser.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

COUNCIL TAX:

Band 'D' - £1,463.57

REF:

KMcL/S2830

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.

HOME REPORT:

A Home Report is available for this property. Please ask for details.

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