



Hodge Street  
Falkirk FK1 1BN

7a High Street, Bonnybridge, FK4 1BX

Tel: 01324 811233

[info@alexander-taylor.co.uk](mailto:info@alexander-taylor.co.uk)

[www.alexander-taylor.co.uk](http://www.alexander-taylor.co.uk)





\*\*\* Part- Exchanged Considered\*\*\*

Alexander Taylor are delighted to bring to the market this outstanding and seldom available detached villa situated right in the heart of the vibrant town of Falkirk. The accommodation is very versatile and is set over two levels.

The location of this super home is ideal for access to all facilities and the highly sought after Comely Park primary school. Falkirk High School is also within walking distance. Falkirk town has so much to offer with its historic buildings, Callander Park, Falkirk High main line train station which offers speedy access to Edinburgh and Glasgow. You will be spoilt by the array of small independent Boutiques, coffee shops and eateries and you have all the main high street stores to service you, right on your door step, such as M&S to include a recently opened large M&S food store, Next, Debenhams just to name a few.





This imposing residence sits proudly within one of Falkirk's most sought-after address and along with having had many enhancements carried out, so if you are looking for all the above and so much more, then this home is for you. On offer you will find a grand home, complete with all modern convinces such as newly re-placed roof, boiler, stunning high gloss kitchen complete with all integrated appliances, breakfast bar and dining area, a large utility room, log burner to the sitting room and open fire to the formal lounge. All original pass doors and skirting finished in a solid light Oak have been retained throughout. There is a large en-suite to master bedroom, a four-piece family bathroom and 4 further double bedrooms. Elevated ceilings, ornate coving and a grand staircase have all been retained, oh my its truly outstanding.

There is also the provision of a large mono block parking area to the front. The main gardens to the front are south facing, mature and offer a good mix for flowering plants, mature trees and shrubs. There is a sizable side drying area that sits south westerly, just ideal for all day sunshine and evening entertaining. A pathway to the back leads onto South Pleaseance Avenue.

#### Items included

All flooring  
All blinds  
All pelmets  
All light fittings  
Integrated Neff Fridge  
Integrated Neff Freezer  
Electric Integrated Neff Oven  
4 burner Induction hob  
Hood  
Deep fat fryer  
Integrated microwave  
Integrated dishwasher  
Fitted robes to master bedroom  
Garden timber shed  
Has land where timber garage is situated on at back lane- sold as seen

#### FORMAL LOUNGE

11'11" x 16'01" (into Bay) (36'1" x 52'6" (into Bay))

#### SITTING ROOM

13'05" x 13'06" (42'8" x 42'8")

#### KITCHEN

10'11" x 19'04" (32'10" x 62'4")

#### UTILITY

#### WC

4'06" x 9'02" (13'1" x 29'6")

#### BEDROOM FOUR/DINING

11'00" x 11'09" (36'1" x 36'1")

- \*\*\* Part exchange considered\*\*\*
- Town centre location
- Private parking for several cars
- Newly re-placed roof
- Stunning original double staircase with spacious upper landing area
- Stunning new high gloss kitchen with all integrated Appliances
- Utility room
- Down stairs WC
- Formal lounge with stunning light oak open fire and surround
- Sitting room with Log Burner
- Further public room or ground floor bedroom
- Master bedroom complete with robes and newly fitted en-suite bathroom
- Four-piece family bathroom
- Three further double bedrooms to the upper floor
- Elevated ceilings and original coving and ornate ceiling roses
- Main gardens to the front are South facing
- Drying area to the side and pathway to the rear leads to South Pleaseance Avenue.
- Rear garage with small piece of land

#### MASTER BEDROOM

11'1" x 16'01" (36'1" x 52'6")

#### EN-SUITE

5'11" x 9'01" (16'5" x 29'6")

#### BEDROOM TWO

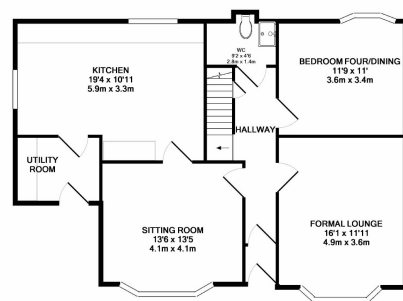
11'01" x 11'07" (36'1" x 36'1")

#### BEDROOM THREE

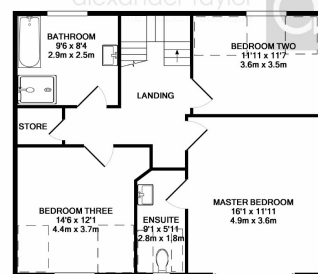
12'01" x 14'06" (39'4" x 45'11")

#### BATHROOM

9'06" x 8'04" (29'6" x 26'3")

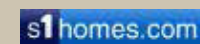


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Falkirk Grahamston (0.4 mi)

Falkirk High (0.4 mi)

Camelon (1.3 mi)

Comley Park Primary School 0.3 miles

Bantaskin Primary School 0.8 miles

St Francis Xavier's RC Primary School 1.6 miles

Hallglen Primary School 1.0 mile

St Andrews RC Primary School 0.8 miles

St Mungo's RC High School 1.3 miles

Falkirk High School 0.8 miles

Graeme High School 1.0 mile

Focus School (Independent School) 12.7 miles

#### Disclaimer

These property details are set as a general outline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and are for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Alexander Taylor Estate Agents Ltd.

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Estate Agents  
**alexander taylor**  
The Property Boutique

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