



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, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

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MADDISTON, FALKIRK
 14 MACARTHUR CRESCENT
FIXED PRICE £225,000

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CRESCENT**

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**SPACIOUS DETACHED
BUNGALOW SET IN PRIME CUL-
DE-SAC POSITION
ENJOYING STUNNING VIEWS
TOWARDS STIRLING CASTLE
AND THE WALLACE MONUMENT**

**ENTRANCE VESTIBULE
HALLWAY
LOUNGE
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
4 DOUBLE BEDROOMS
MASTER EN-SUITE
FAMILY BATHROOM
SAUNA
SUBSTANTIAL GARDENS
GARAGE WITH DRIVEWAY**

General Description

The village of Maddiston lies south of Rumford and on the South-East edge of Falkirk. Within the immediate area there are good local shops catering for every day requirements, primary and secondary schooling and a wide range of leisure and recreational facilities. It is a convenient central location well placed for the railway stations at Polmont and Falkirk and with easy access to the main commuter routes including the nearby M19 motorway.

The property is a large detached bungalow offering extremely spacious living accommodation with a flexible layout. It has been well maintained, modernised and is in excellent decorative order throughout. There is gas central heating, double glazing and a security alarm system. Outside there is a large garage/workshop and a large garden to front and back, the back garden being fully enclosed.

This is an exceptional property offering very spacious and flexible living space and early viewing is recommended.

Accommodation

ENTRANCE VESTIBULE

Front door opens into the Entrance vestibule which in turn leads to the hallway. Tiled floor.

HALLWAY

With wooden effect laminate flooring, storage cupboard and alarm panel.

LOUNGE 5.40m x 4.03m (17'08 x 13'02)

Entered via double doors, the spacious lounge has a wide window to the front aspect which fully enjoys the stunning views on offer from the position of the property. Coving to ceiling with spotlights. There has been a cleverly created false wall which provides ideal compartments for modern speaker systems, digital tv boxes, dvd/blue-ray players or games consoles. Wooden effect laminate flooring.



EN-SUITE

Fitted with a three piece suite comprising low level w/c, wash hand basin and shower cubicle. Tiled floor and walls. Frosted window to the side aspect.

BEDROOM 2 4.32m x 3.22m (14'02 x 10'06)

Double bedroom with window to the rear aspect, built in wardrobe and wooden laminate flooring.

BEDROOM 3 3.43m x 3.19m (11'03 x 10'05)

Further double bedroom to the rear aspect again with wide window, built in wardrobe and fitted carpet.

BEDROOM 4 3.20m x 2.68m (10'06 x 8'09)

Double bedroom with built-in wardrobe, window to side aspect and wooden laminate flooring.

BATHROOM 5.48m x 1.95m (19'02 x 6'04)

Extra large bathroom with large corner bath, double sink unit, low level w/c and a full Sauna unit. Frosted window to the side aspect.

GARDENS

The large rear garden which is not overlooked has been laid mainly to lawn but also has several patio areas that would allow you to be



**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368 OR
OWNER 07970820675**

KITCHEN/BREAKFAST ROOM 6.42m x 3.02m (21'01 x 9'10)

Recently fitted with a quality range of wall and base level units with work surface over and incorporating a stainless steel sink unit and drainer, 5 ring gas hob, oven, fridge/freezer, and microwave. Two wide windows to the rear aspect. Wooden effect laminate flooring.

UTILITY ROOM

Useful utility room with tiled floor, a range of units with washing machine and tumble dryer. Belfast sink looking out window to the rear garden.

DINING ROOM 4.70m x 3.00m (15'05 x 9'10)

Formal Dining Room which could be used as a fifth bedroom. Wide window to the front aspect. Parquet flooring.

BEDROOM 1 4.52m x 3.58m (14'10 x 11'09)

Master bedroom which again has a window to front aspect enjoying the pleasant views on offer. Fitted carpet. Two storage cupboards.

in the sun at almost every point of the day. Garden shed included within the sale.

GARAGE WITH DRIVEWAY

Large mono block driveway providing ample off street parking space in front of the integral garage.

COUNCIL TAX BAND - F

EXTRAS

All floor and light fittings.