



AITKEN DRIVE FALKIRK | OFFERS OVER £110,000

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AITKEN DRIVE

FALKIRK

£110,000

SOLD IN 3 DAYS FOR WELL OVER HOME REPORT VALUE! SIMILAR PROPERTIES NEEDED!

AMAZING RESULTS!™ - Falkirk are delighted to offer to the market this immaculate 3 bedroom semi-detached villa in the semi-rural village of Slamannan, Falkirk. Recently redecorated, this home is in truly walk-in condition and is a credit to it's current owners!

Rarely available in this condition, this home simply must be on your viewing list to fully appreciate the level of finish internally. I doubt that you will find another family home to this standard at this price range anywhere in this area!

The property has the additional advantage of having a new boiler installed only a year ago and serviced in May 2022.

Shown by appointment, please call your local Estate Agent Stuart Scott to see this home today. The seller is represented by **AMAZING RESULTS!™** Estate Agents.

Lounge

20'5" x 11'4"

Laid to laminate, this very welcoming lounge is a great space for just relaxing or entertaining. Decorated in neutral tones with a vibrant feature wall inclusive of multi fuel burner this room is to die for! Windows to front and rear allowing for an abundance of light throughout the day but with the stove on at night during the winter months is a great space for just bunkering down in.

Kitchen

11'5" x 11'5"

Laid to tile, this well equipped kitchen has a range of white wall and floor units with contrasting counter tops. Integrated electric oven/grill and hob, window to rear, radiator and door giving access to the rear garden.

Master Bedroom

13'10" x 10'0"

Laid to carpet, this generously sized double room is all that you need for a good night rest. Decorated in neutral tones if offers a relaxed feel. Window to rear, double built in wardrobes and radiator.

Bedroom 2

12'3" x 8'11"

Laid to carpet, this is another good sized double room. Currently being utilised as a laundry room there are windows to the side and rear. Double built in wardrobes and radiator.

Bedroom 3

10'11" x 10'11"

Laid to carpet, this 3rd double room has a built in wardrobe, window to front and radiator.

Bathroom

6'2" x 5'9"

Laid to tile floor with partially tiled walls, this modern family bathroom has a white 3 piece suite with over bath electric shower. Window to side and radiator.

Gardens

The front garden area is laid mainly to stone with off road parking available. The generous rear garden is laid mainly to stone also making it easily maintainable. There are a selection of young and mature shrubs and is totally enclosed making it ideal for the safe containment of young children and pets. The garden also houses the oil tank which provides the main source of heating and hot water to the property. There are also two useful shed structures providing very welcome outside storage.

Situation

Slamannan is a village in the south of the Falkirk council area in Central Scotland known as the Upper Braes. It is 4.6 miles (7.4 km) south-west of Falkirk, 6.0 miles (9.7 km) east of Cumbernauld and 7.1 miles (11.4 km) north-east of Airdrie.

The village is well served with primary school, nursery school, 2 local convenience shops, pub, fish and chip shop, Chinese takeaway, doctors surgery, pharmacy, garage with petrol station, bowling club and Parish Church all within walking distance.

Distance to points of interest:

M9 Motorway - 9 miles
M8/M80 Motorway - 7 miles
The Kelpies - 9.5 miles
Falkirk Wheel - 7.6 miles
Tesco Extra - 6.9 miles

Had enough of the rat race?

What to expect with Slamannan village lifestyle.

Situated just 19 miles from Glasgow, and 23 miles from Edinburgh airport, with the nearest train station less than 10 mins away, Slamannan offers a peaceful countryside retreat with excellent commute opportunities. Family life is important to villagers, starting with mother and toddler group, through to an excellent nursery school and primary school. There is a private bus which transports older children to high school in nearby Falkirk.

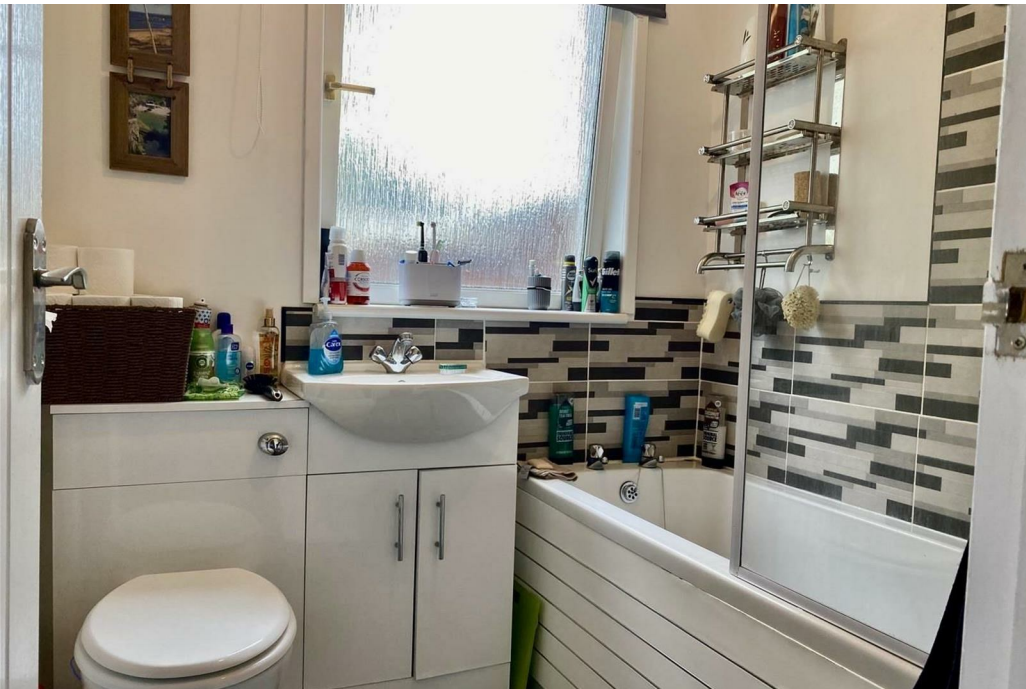
The village itself is still "home" to many who have long since moved on, historic memorabilia of the same to be found in the local library. Slamannan also hosts a community centre, a doctor's surgery, a pharmacy, a post office, a petrol station come garage and mot test centre, two village shops, a chip shop, and a Chinese takeaway. A pop into the local farm shop for fresh meat and veg. Venture just a little further, a 10-20-minute car journey will take you to visit the famous Falkirk Wheel, the fabulous Kelpies, or Callendar Park, with beautiful parks, playgrounds, golf, crazy golf, and boating pond, not to mention Callendar House.

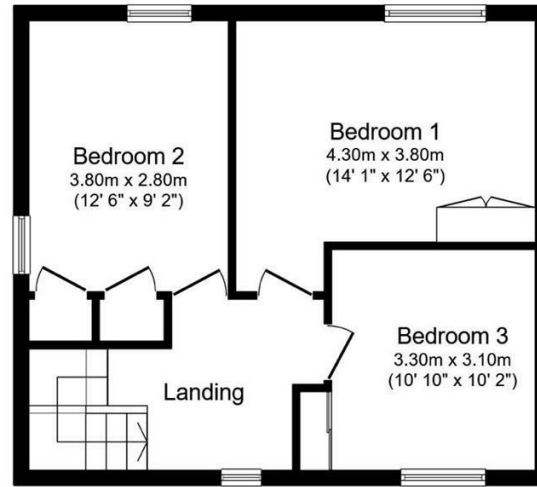
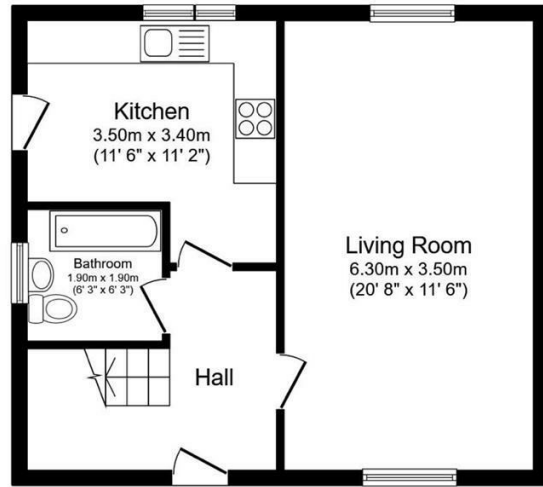
Head in a different direction with a 20 minutes' drive through the countryside, to take advantage of The Time Capsule, a fantastic themed pool, with separate large soft play area. Or if you like life on the wild side let your children run free in the fabulous play areas of Palacerigg Country Park.

Viewing

Interested in viewing this home? Arrange an appointment through Stuart Scott at **AMAZING RESULTS!™** Estate Agents - Falkirk. We are open 7 days a week 8am-8pm.

How much us your home worth?





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!**™ on 07745 942219



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