



Laurieston
32 Sandyloan Crescent



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Well maintained modern detached villa located in a quiet cul-de-sac within a highly regarded address in the popular village of Laurieston. The property occupies private gardens complemented by two driveways and detached garage. The sunny westerly facing, fully enclosed rear garden incorporates a charming sandstone paved patio, lawn, mature shrub borders and timber children's playhouse. The property lies within easy reach of many excellent amenities including Laurieston Primary School, village shopping and Laurieston bypass which provides a direct link to the M9 motorway.

A super family home, the property provides easily managed accommodation formed on two levels. Access is through a bright reception hallway with stairway to upper apartments, useful storage cupboard and downstairs WC off. The impressive sitting room extends to in excess of nineteen feet and has a focal point oriel bay window. The large kitchen/dining room also extends to over nineteen feet and enjoys access from the dining area via feature full height patio doors to the delightful gardens. The kitchen has an integrated gas hob, double oven and extractor hood. A useful side entrance porch is situated off the kitchen, ideal for utility purposes.

On the upper floor there are four flexible bedrooms all of which have fitted storage. The upper floor is completed by a stylish fully ceramic tiled family shower room complete with walk in shower, mains shower valve, fitted storage and chrome radiator. The property has gas central heating with Worcester Bosch boiler and double glazing. Presented with tasteful neutral décor and enhanced with timber flooring, early viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777

falkirk@clydeproperty.co.uk

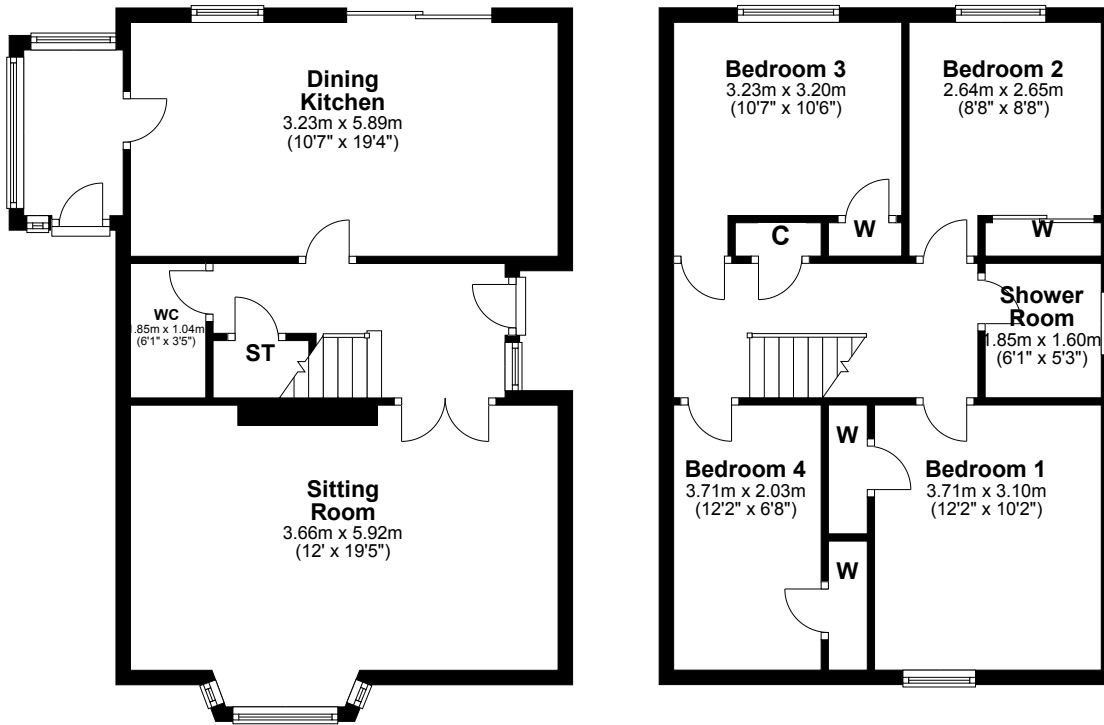
Price Offers Over £258,000

EER Rating Band D

Property Ref WS5002



Accommodation layout & measurements



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Location

The highly regarded village of Laurieston offers an excellent range of local amenities including primary schooling and convenience shopping. The adjoining major town of Falkirk offers a more extensive range of amenities including main line rail links to the cities of Stirling, Edinburgh and Glasgow. Laurieston enjoys easy access via the Laurieston By-pass to the M9 motorway which provides junctions for Edinburgh, Grangemouth, Fife, Stirling and Glasgow.

For Satellite Navigation directions please enter the postcode: FK2 9NG

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