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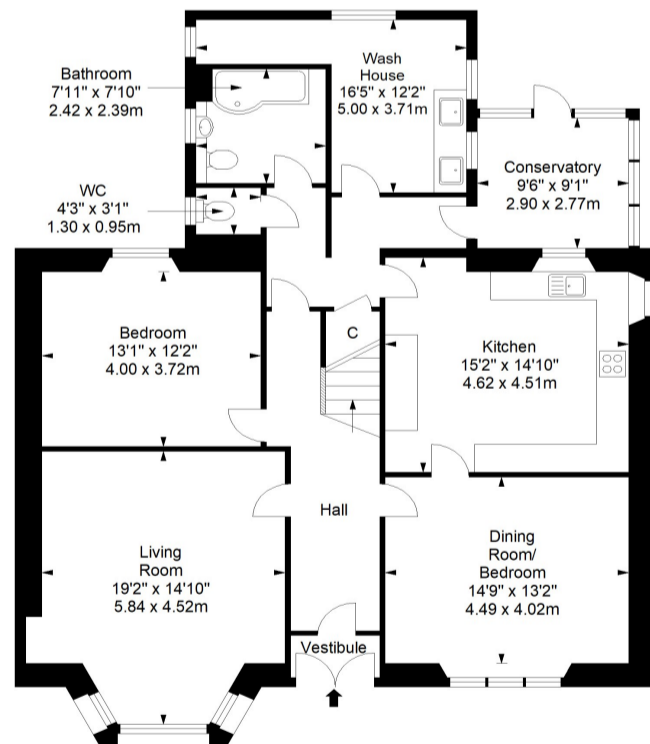


'Dunvegan' 3 Summerford Road, Falkirk FK1 5DJ

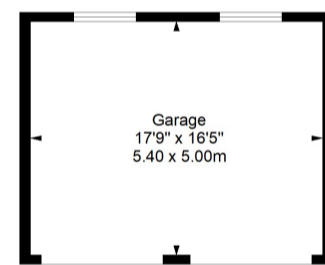
Offers Over £430,000

3 Summerford Road,
Falkirk, FK1 5DJ

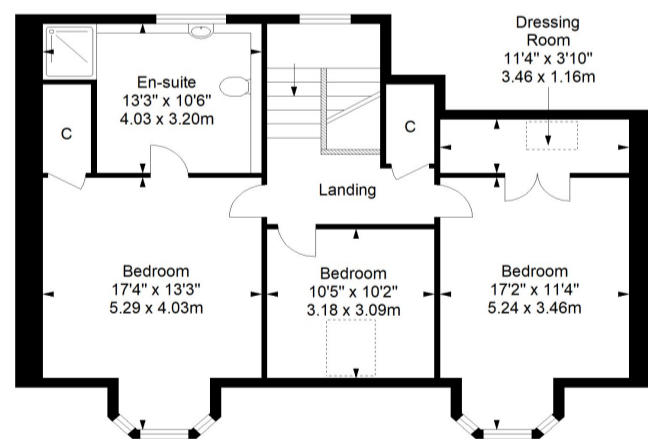
Approximate Gross Internal Area = 237.3 Sq m / 2554.4 Sq ft
(Including Garage)



Ground Floor



Garage



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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. ©mpropertyphotography 2024

**For further information or to arrange a viewing please contact
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Description

A rare opportunity to purchase this spacious 4 bed detached villa situated in the popular Bantaskine area of Falkirk. Located on the outskirts of Falkirk town centre, 'Dunvegan' is well placed for all the local amenities, and is within walking distance of popular primary and secondary schools. This bright, airy property retains some period features, and would provide ideal family accommodation, while enjoying beautiful large mature gardens to the rear.

With driveway and double garage to the side, the accommodation comprises: entrance vestibule, entrance hall, lounge, dining room/bedroom, dining kitchen, utility/wash room, conservatory, bedroom, sep w/c and bathroom all on the lower level, the upper level gives access to 3 bedrooms (master with large en-suite). There is also an understairs cupboard in the rear hall, and a further large cupboard accessed from the upper landing, both providing storage. The property benefits from the majority of the windows being double glazed (incorporating stained glass panels to the front) and gas central heating.

Externally there are beautiful large garden grounds to the rear, which enjoy a southerly aspect. They are mainly laid to lawn with borders of flower beds, and an array of mature shrubs, plants and trees. There is also a large patio area providing ideal seating space, with garden shed and greenhouse. The rear garden has perimeter hedge/wall providing privacy, and is accessed from the side of the property, where there is a driveway which provides parking and leads to the double garage. The garage has double timber doors with power and lighting, and provides parking and storage. Due to the location, style and size of the property, a high level of interest is anticipated. EPC=D(66) Council Tax Band=F

Location

Falkirk Town Centre justifiably enjoys its reputation as a popular place to live particularly with families due to the popular schooling nearby. Located within a sought after locale, the area is well placed for the commuter. There are 3 mainline railway stations nearby, taking you to Edinburgh and Glasgow. The M9 gives road access to central Scotland. There is also a regular local bus service. For the family, there are primary and secondary schools, leisure, recreation and shopping facilities available in Falkirk, along with the Helix Park featuring the world famous Kelpies.

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.