





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

18 Longdales Road

FALKIRK, FK2 7EQ

Falkirk

Falkirk Town Centre, provides an excellent and convenient location for local shopping in the Howgate Shopping Centre.

Falkirk, itself, enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, recreational and transport facilities, as the property is well placed for the M9 and M876 Motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow.

Those preferring not to drive are also well catered for with Two Railway Stations offering rail connections to both Edinburgh and Glasgow and a bus service. For the family, there are primary and secondary schools, leisure facilities, a swimming pool and recreation grounds nearby.





Exceptional extended family home
Situated in a quiet residential setting

4 BED	2 BATH	DRIVEWAY	ENERGY C EPC RATING





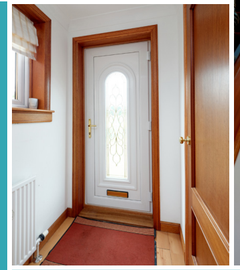






18 Longdales Road

We are delighted to offer to the market this superb, four bedroom, detached house with the added bonus of a conservatory, situated within a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home. Once inside, you will be greeted with a first class specification. In more detail, the accommodation compromises; a hallway entrance with access to all apartments on this level. The immediately impressive lounge with a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the dining area with wooden floors through the living room and dining area, which has ample space for a table and six chairs for more formal dining with friends and family. A set of French doors open onto the conservatory which over looks the rear garden. This area is sure to become the 'hub' of the home and the perfect place to unwind.



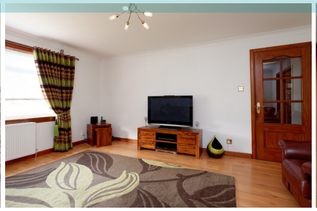




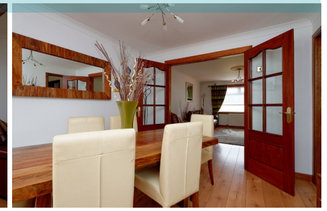














Kitchen/lounge Reception/ Dining Room



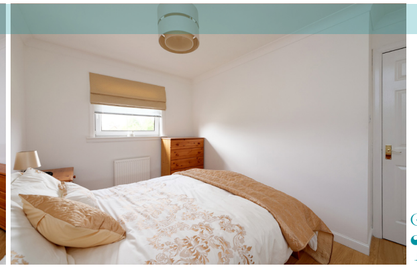







The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from a second family bathroom within the ground floor accommodation and the family room.The upper level compromises of a useful storage cupboard and four well-proportioned bedrooms. The master bedroom benefit from built in wardrobes. All bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner - one of the bedrooms could be used as 'hot office' space or study - for those requiring working from home. A contemporary partially tiled three piece family bathroom completes the impressive accommodation internally. There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for Three vehicles. There is also an external garage that has lighting and electricity. The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this family home also benefits from double glazing and gas central heating throughout.





Master Bedroom








Bedroom & Bathrooms



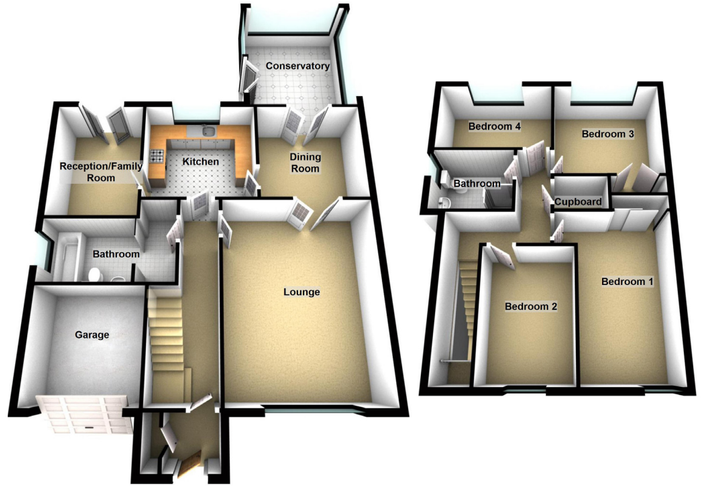









Specifications



APPROXIMATE DIMENSIONS
(Taken from the widest point)

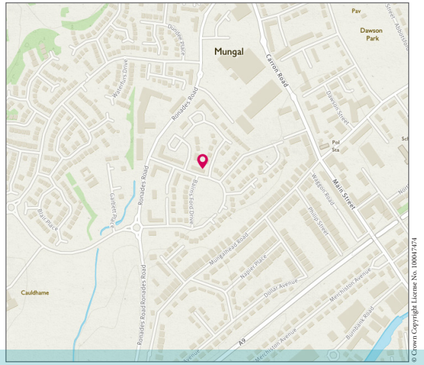
Kitchen/Dining Area	3.91m (12'10") x 3.88m (12'9")
Living Area	8.56m (28'1") x 2.75m (9')
Bedroom 1	4.19m (13'9") x 3.23m (10'7")
Bedroom 2	4.13m (13'7") x 2.89m (9'6")
Bathroom	2.64m (8'8") x 1.87m (6'2")

GROSS INTERNAL FLOOR AREA (M²)

128 m2

EXTRAS
(Included in the sale)

Floor coverings, light fittings, blinds and window dressings.













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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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