



DRUMCLAIR, 16 ERCALL ROAD

BRIGHTONS | FALKIRK | STIRLINGSHIRE



RETTIE





DRUMCLAIR, 16 ERCALL ROAD, BRIGHTONS, FALKIRK, STIRLINGSHIRE

A three bedroom, detached bungalow in need of modernisation with private garden situated on a quiet residential street on the outskirts of the historic town of Falkirk.

ACCOMMODATION

Entrance Hall, Sitting Room, Bedroom 3, Kitchen, Utility Room, Rear Porch, Dining Room, Conservatory, Bedroom 1, Bedroom 2, Shower Room.

Drive, Garage and Garden Sheds. Private garden of notable colour and diversity.





SITUATION

Drumclair is situated on a pleasant residential street in the village of Brightons, to the East of Falkirk and is ideally placed for access to central Scotland's arterial travel network. The M9 motorway is within easy reach, which allows access to Glasgow, Stirling and Edinburgh. Edinburgh Airport and the Queensferry Crossing are both around a 20-minute drive away. There is a railway station at nearby Polmont with two additional railway stations located in Falkirk, all providing services to Edinburgh and Glasgow.

Brightons is well catered for a village of its size with a good range of amenities including a pharmacy, a café, a Chinese takeaway, two grocers, a butcher, a florist, a hairdresser, a tanning shop, and an estate agent. A good range of supermarkets are within easy reach and include a Tesco, Sainsburys and Asda. Further shops and amenities can be found in nearby Linlithgow or Falkirk.

Lawrie Park is a recreational area which has two football pitches, one of which is the home of Brightons F.C. Other recreational facilities include Grangemouth Golf Club, Polmont dry ski slope, Polmont Fishery and Inchyra Grange Hotel with spa and gym.

Primary schooling is available at nearby Wallacestone primary with secondary schooling at the local village of Reddingmuirhead.

GENERAL DESCRIPTION

Drumclair is a spacious detached bungalow in need of modernisation, with a colorful private garden. Externally, the property is finished in render under a pitched tiled roof and is approached off Ercall Road, with a private drive providing access to a generous single garage and the rear porch. To the front, the property enjoys well stocked flower beds providing an array of colour as well as specimen trees to the rear of the house.

The accommodation is as follows:

Entrance Porch:

Sitting Room: Large, bright sitting room with electric fire and part glazed wall to allow natural light to flow through the hall.

Bedroom 3: Double Bedroom with window over the front garden and could be used as a dining room.

Kitchen: Ample worksurfaces with integrated storage cupboards. Gas hob with decorative tiled splash back and extractor fan above. Hotpoint oven and grill, stainless steel sink and drainer. Access to:

Utility Room: Worktop with storage units below and stainless steel sink and drainer. Cupboard housing the Worcester boiler. Door to:

Rear Porch: Access to driveway and garden area.

Dining Room: conveniently situated adjacent to the conservatory.

Conservatory: A bright double glazed room with views overlooking the rear garden.

Bedroom 1: Double bedroom with built-in wardrobes.

Bedroom 2: Double bedroom with built-in wardrobes.

Shower Room: Walk-in shower cabinet, WC, wash hand basin with storage unit below and vanity mirror above, wall mounted towel rail and ceiling spotlights.

Linen Cupboard: There is a hatch in the Hallway providing access to the Loft area.

GARDEN

A stone pathway wraps around the house with the rear garden bounded by hedging and a timber fence providing privacy. The rear garden is mainly laid to lawn with two garden sheds providing ample storage space and adjacent to the house is a large patio area allowing for an outside seating area in the warmer months. The garden grounds enjoy a wide variety of mature shrubs, trees and bushes such as copper beech, cherry tree, and roses to name a few. Adjacent to the house is a single garage with light and power.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK2 0RS

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk
FK1 5RF

Tel: 01324 506070

Email: contact.centre@falkirk.gov.uk

Classifications

Council Tax - Band F
EPC Rating - Band C

Tenure

Freehold

Services

The property benefits from mains water, gas, electricity, and drainage

Solicitors

Miller Samuel Hill Brown LLP
The Forsyth Building
5 Renfield Street
Glasgow
G2 5EZ

Tel: 0141 473 6783

Fax: 0141 221 3796

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Savills and Rettie & Co can be viewed on our website at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





Important Notice

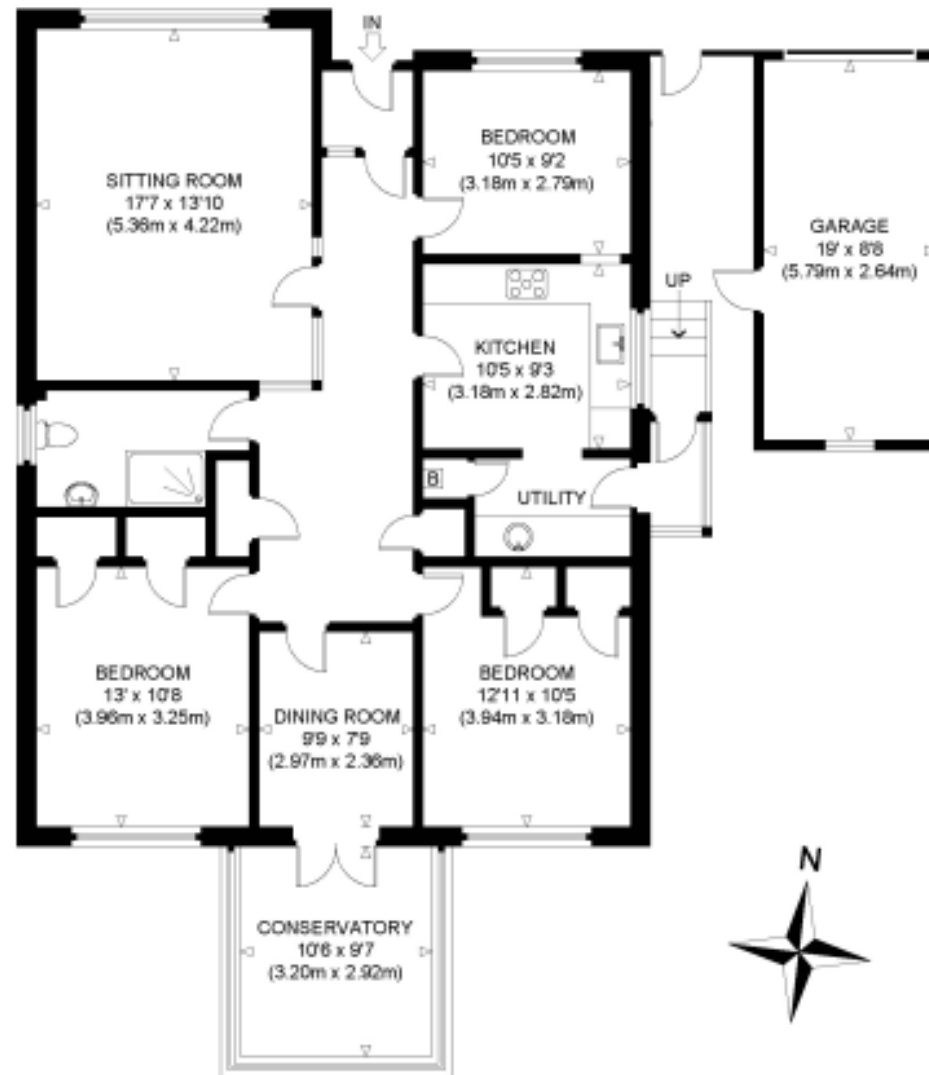
Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1287 SQ FT / 119.6 SQ M

DRUMCLAIR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1287 SQ FT / 119.6 SQ M
EXTERNAL GARAGE AREA 165 SQ FT / 15.3 SQ M
TOTAL COMBINED FLOOR AREA 1452 SQ FT / 134.9 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure

www.photographyandfloorplans.co.uk



11 Wemyss Place,
Edinburgh, EH3 6DH
0131 220 4160
mail@rettie.co.uk
www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.