

13 MURRAY CRESENT, MADDISTON, FALKIRK, FK2 0AW



GREAT FAMILY HOME Sneddon Morrison Estate Agents are delighted to offer this three-bed room semi-detached villa, to the open market. Situated in a convenient location, the property is in good decorative order throughout and will appeal to a variety of buyers. Comprising:

- Entrance Hallway, Lounge/Dining Area, Kitchen, Three Bedrooms, Bathroom, Gardens to Front & Rear & Timber Garage



This ideal three bedroom semi-detached villa lies within the popular village of Maddiston and must be viewed to appreciate what is on offer.

The property flows seamlessly from the minute you enter the hallway. The lounge/dining area is a bright and spacious room with windows to the front and rear, overlooking the garden and street area. The kitchen, which is located to the rear, has ample base and wall units with coordinated worktops, a composite sink with drainer and a range of integrated/freestanding appliances. A PVCU/glazed door provides access to the rear garden area.

There are three bedrooms within the property. Bedroom one benefits from a fitted double wardrobe while bedroom three benefits from a storage cupboard. Both of which provide ample shelving and hanging space.

The bathroom consists of a WC, wash hand basin over a pedestal and a bath with electric shower over. The room has tiles to the floor, fully tiled walls and a wall-mounted radiator.

The property has gardens to the front and rear. The front garden has an area of lawn and a large mono block driveway,



providing ample off-street parking and access to the timber garage. The rear garden is fully paved, which offers a great place to relax and enjoy the sunshine or entertain family and friends. The garden also has a summer hut and is enclosed by a timber perimeter fence.

With comfortable living accommodation, this is a lovely home in an ideal location.

Key Information:

Home Report Valuation: £125,000

Total Floor Area: 77 m²

Council Tax: A - £1,244.07 per year

EXTRAS

Can be discussed and agreed with the Seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



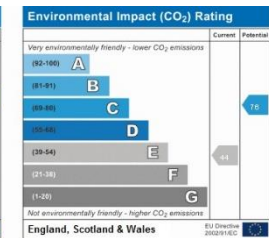
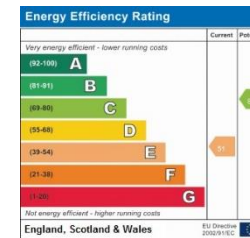
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Address:
13 Zebra Crescent, 1st floor, Falkirk FK12 0AW



All Enquiries to:

Property Department, 14 East Main Street, Whitburn, West Lothian EH47 0RB

Telephone: 01501 740 345 • **Fax:** 01501 745 440

Email: ss@sneddons-ssc.co.uk • **Web:** www.sneddonmorrison.co.uk

Branches at Bathgate, Livingston and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106