

FOR SALE



Thornbridge Court, Falkirk
Offers Over £104,000


MARTIN&CO

Thornbridge Court, Falkirk

Offers Over £104,000

- Two double bedrooms
- Primary bedroom with en-suite
- Spacious, naturally lit reception room
- Close to parks and amenities
- Excellent transport links nearby
- Ideal for first time buyers
- Factor Fees £2,000 pa approx.
- Council Tax Band D

This neutrally decorated two-bedroom, two-bathroom flat in Thornbridge Court, Falkirk, features a bright reception room, en-suite primary bedroom, allocated parking, and excellent transport links to Glasgow and Edinburgh, making it ideal for first-time buyers or investors seeking a convenient and modern home near local amenities.

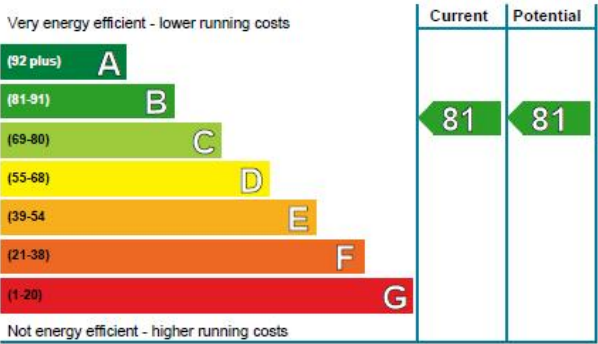


This neutrally decorated two-bedroom flat, for sale in the desirable Thombridge Court area of Falkirk, offers a practical living solution for first-time buyers and investors. The property features a separate reception room filled with natural light from large windows, providing a comfortable space for relaxation or entertaining. There is one kitchen and two bathrooms. The flat benefits from two double bedrooms, with the primary bedroom enjoying an en-suite and built-in wardrobes for added convenience.

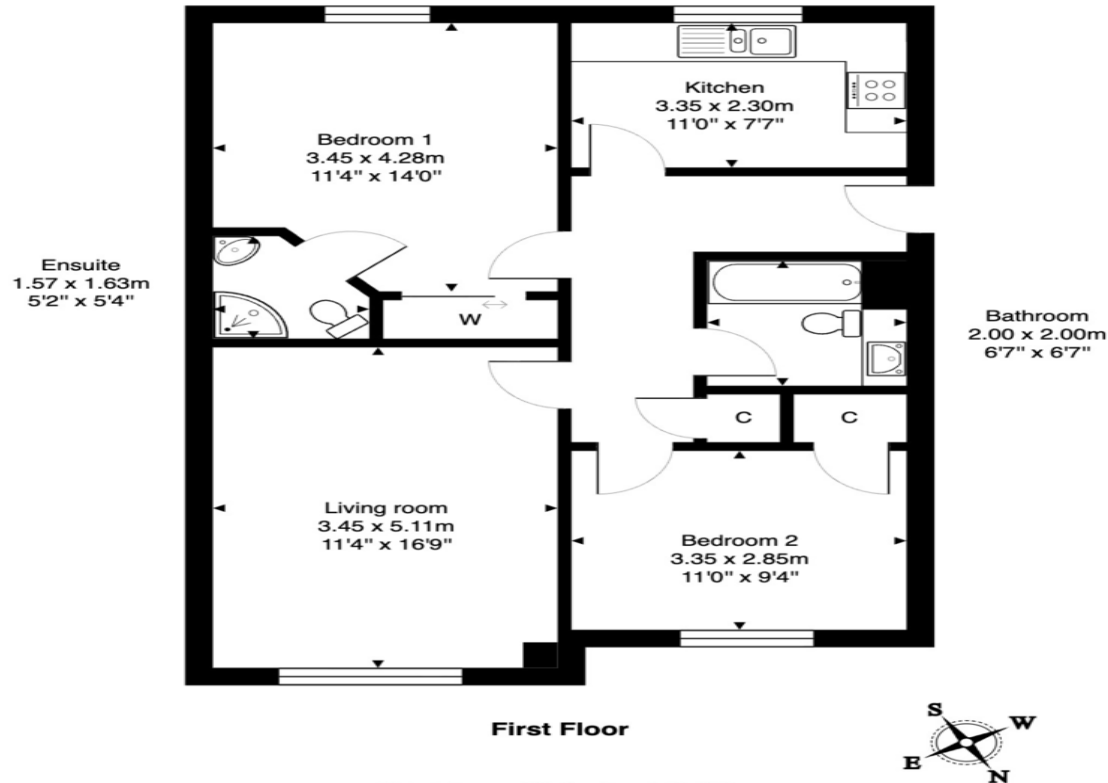
Residents enjoy the advantage of allocated parking, supporting ease of access for commuters or visitors. With an EPC rating of B and council tax band D, the property offers modern efficiency and manageable running costs. A new boiler has recently been fitted.

The location provides access to a host of local amenities. The area is well-served for families and professionals, with a choice of nearby schools and access to shopping and leisure facilities on Falkirk High Street. Nature enthusiasts and those seeking recreation will appreciate proximity to nearby parks such as Dollar Park and The Helix, home of the Kelpies.

Public transport options are excellent, with Falkirk Grahamston and Falkirk High train stations both nearby. These offer regular services to Glasgow Queen Street and Edinburgh Waverley, making both cities accessible in under 40 minutes-ideal for commuters and weekend activities. Several bus routes pass through the area, enhancing connectivity within Falkirk and to surrounding towns.



2/4 Thornbridge Court, Falkirk, FK2 9BG



Bathgate

49a Hopetoun Street • Bathgate • EH48 4PB

T: 01506 676306 • E: bathgate@martinco.com

Letting Agent Registration No. LARN2001002

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

01506 676306

<http://www.martinco.com>

MARTIN&CO